

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 10, 1976, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin, Sweeney and
Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT the Minutes of the Regular Council Meeting of July 27, 1976, (with the exception of the 'In Camera' portion), the Minutes of the Special Council Meeting (Court of Revision) of July 27, 1976, and the Minutes of the Special Council Meeting (Public Hearing) of July 27, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Bird,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

Accreditation, Constitution and
By-laws of the Proposed Employers'
Organization

Council agreed to defer consideration of this matter pending the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

1. Request that City Host Official
Function during visit of Soviet
Navy

Council had before it a communication dated July 22, 1976, from Rear-Admiral A.L. Collier, Commander Maritime Forces Pacific requesting the City to arrange some official entertainment in recognition of the visit of the Soviet Navy to Vancouver in August.

MOVED by Ald. Bird,

THAT Council approve a grant of \$500.00 to the Maritime Forces Pacific towards a reception for the Soviet Navy.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bowers, Marzari, Volrich and the Mayor opposed)

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Request that City Host Official
Function during visit of Soviet
Navy (cont'd)

MOVED by Ald. Volrich,
THAT no action be taken on this request.

- LOST

(Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Rankin
and Sweeney opposed)

MOVED by Ald. Boyce,
THAT Council host an afternoon reception at City Hall in
honour of the Soviet Navy, the date to be arranged by the
Mayor's Office.

- CARRIED

(Alderman Kennedy opposed)

2. Tender No. 766 - Curbs, Pavement
and Street Surfacing - Widening
of Boundary Road

In a letter dated August 5, 1976, the Boundary Area Residents'
Committee requested an opportunity to appear before Council
with respect to the proposed widening of Boundary Road in the
vicinity of Central Park.

MOVED by Ald. Rankin,
THAT the request be granted and, the delegation be
heard later this day.

- CARRIED UNANIMOUSLY

3. Newspaper Advertisements:
Voters' List Registration

The City Clerk in a memorandum dated August 9, 1976,
advised as follows:

"The City Charter requires the City Clerk to
give public notice in at least four issues of a daily
newspaper in Vancouver of information in respect of
Voters List registration.

Provision is also made in the Charter that if
conditions prevailing at the time make it impossible
to comply with this requirement, the Council has the
power to determine alternative procedures.

If alternative action is necessary it would have to
be taken before the next Council meeting as the registra-
tion period is August 8 - 21. Therefore authority is
requested to place advertisements by way of radio spot
announcements advising of this registration, and these
radio announcements be daily for the period August 16 -
20 inclusive, if found necessary due to the present
daily newspaper situation. Additional authority is
requested to advertise in community newspapers as
advisable."

MOVED by Ald. Bird,
THAT the City Clerk be authorized to place radio spot
announcements advising of Voters' List registration for the
period August 16 to 20, 1976, inclusive if found necessary due
to the present daily newspaper situation;

FURTHER THAT the City Clerk be authorized to advertise in
community newspapers as advisable.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

4. Supply Cases for Deputy
Returning Officers

The City Clerk in a memorandum dated August 9, 1976, advised as follows:

" In the City Clerk's budget there is an amount of \$1350.00 to purchase 150 supply cases for Deputy returning officers. This amount was based on a quotation from the B.C. Penitentiary of \$9.00 per box. Advice has been received that the supplier will not be able to furnish these boxes and therefore it has been necessary to obtain other bids.

An examination of the latest bids received indicates these boxes will cost approximately \$35.00 each. Therefore, it is requested the City Clerk's budget be increased accordingly, Appropriation No. 7065/788, to allow the immediate ordering of the boxes for delivery as soon as possible in October.

The Comptroller of Accounts advised that if this request is approved, the source of funds is Contingency Reserve."

MOVED by Ald. Sweeney,

THAT the request of the City Clerk be approved.

- CARRIED UNANIMOUSLY

5. Advertisement of Public Hearings
during Pacific Press Labour Difficulties

The Acting Zoning Planner in a memorandum dated August 9, 1976, advised that because of the current labour difficulties at Pacific Press, they may be unable to meet the requirements of the Charter to publish notices of various Public Hearings. In the event that labour difficulties at Pacific Press continue, the Acting Zoning Planner recommended:

- (i) That notices recapping public hearings be placed in local papers which are in the area to be rezoned within the 7 - 14 day time frame, as is possible and be published in two consecutive issues, as many local papers are weekly.
- (ii) Press releases via radio stations be issued stating the time, place and subject of the public hearing 14 days prior to a public hearing.

MOVED by Ald. Bowers,

THAT the foregoing recommendations of the Acting Zoning Planning be approved.

- CARRIED UNANIMOUSLY

6. Alterations to Grandview
Community Centre

The Cedar Cottage N.I.P. Committee in a letter dated August 4, 1976, requested an opportunity to appear before Council this day on the matter of funds required for alterations to the Grandview Community Centre.

MOVED by Ald. Boyce,

THAT the request be granted and, therefore, the delegation be heard later this day.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
AUGUST 6, 1976

Works & Utility Matters
(August 6, 1976)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Reconstruction of Collapsed Sewer on 15th Avenue between Heather and Willow.
- Cl. 2. Local Improvements on the "Initiative Principle" and by "Petition"

Reconstruction of Collapsed Sewer
on 15th Avenue between Heather and
Willow (Clause 1)

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Local Improvements on the 'Initiative
Principle' and by 'Petition' (Clause 2)

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in this Clause be approved except that the project on Boundary Road between Vanness Avenue and a point approximately 282 feet south of Kingsway, be deferred until the delegation from the Boundary Area Residents' Committee is heard this afternoon.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Building and Planning Matters
(August 6, 1976)

The Council considered this report which contains eight clauses, identified as follows:

- Cl. 1. 2327 Laurel Street - Development Permit Application #72870 - Zone:(CRM-2) Commercial/Multiple Dwelling District (Fairview Slopes)
- Cl. 2. 811 West 7th Avenue - Development Permit Application #73252 - Zone: (CRM-2) Commercial/Multiple Dwelling District (Fairview Slopes) Site Size: 100' x 120'.
- Cl. 3. Allocation of Kitsilano NIP Funds for Litter Containers.
- Cl. 4. Cedar Cottage NIP: Library Survey Results.
- Cl. 5. Heritage Designation - Recommended Buildings.
- Cl. 6. Security Procedures - Apartment Buildings in Vancouver.
- Cl. 7. Proposed Social Housing in the West Grandview Area.
- Cl. 8. Kitsilano Neighbourhood Improvement Program: Tennyson School.

Clauses 1, 2 and 3

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(August 6, 1976) (cont'd)

Cedar Cottage NIP - Library
Survey Results (Clause 4)

MOVED by Ald. Boyce,

THAT consideration of this Clause be deferred pending the hearing of a delegation from the Cedar Cottage N.I.P. Committee this afternoon.

- CARRIED UNANIMOUSLY

Heritage Designation - Recommended
Buildings (Clause 5)

MOVED by Ald. Harcourt,

THAT the recommendations of the Director of Planning contained in this Clause be approved.

- CARRIED UNANIMOUSLY

The Mayor requested that the Heritage Advisory Committee organize a tour for interested Aldermen of the buildings recommended for designation.

Clauses 6, 7 and 8

MOVED by Ald. Bird,

THAT Clauses 6 and 7 be received for information and the recommendation of the City Manager contained in Clause 8 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(August 6, 1976)

Parking Rates - City-Owned and
Operated Parking Lots (clause 1)

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in this Clause be approved except that the proposed increases to the rates at the Queen Elizabeth Theatre parking garage be subject to approval of the Civic Auditorium Board.

- CARRIED UNANIMOUSLY

Finance Matters
(August 6, 1976)

The Council considered this report which contains nine clauses, identified as follows:

- Cl. 1. Tenders: Champlain Heights - Enclave #1.
- Cl. 2. Local Initiatives for 1976-1977 Period.
- Cl. 3. Investment Matters (Various Funds) June 1976.
- Cl. 4. Performance Bonds.
- Cl. 5. Deferred Property Taxes - False Creek Development.
- Cl. 6. Request of Actors' Workshop for Grant.
- Cl. 7. Legal Fees - Mr. Lance Evans.
- Cl. 8. Charter Amendments.
- Cl. 9. Civic Theatres Revenue Increase - Bar Prices.

Clauses 1, 2, 3 and 4

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(August 6, 1976) (cont'd)

Deferred Property Taxes - False
Creek Development (Clause 5)

MOVED by Ald. Bird,

"A. That the amount in lieu of property taxes on Lots 1, 2, 3, 4, 10, 24, 26 and 29, False Creek be deferred until the date of substantial occupancy of the individual properties with payment of the accumulated deferred taxes to be made on that date, and

B. That the interest charge on the deferred property taxes be waived."

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Request of Actors' Workshop
for Grant (Clause 6)

MOVED by Ald. Bowers,

THAT Council approve a grant of \$200.00 to the Actors' Workshop towards installation of the required water meter.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Legal Fees - Mr. Lance Evans
(Clause 7)

MOVED by Ald. Rankin,

THAT the request of the Park Board that Council pay Mr. Lance Evans' legal fees of \$250.00 to Beck Robinson & Company, Barristers and Solicitors, be approved.

- CARRIED UNANIMOUSLY

Charter Amendments
(Clause 8)

MOVED by Ald. Rankin,

THAT Section 22 of the proposed Charter amendments be deferred pending a report from the Director of Finance on which categories of properties are delinquent in payment of their taxes.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

The Mayor instructed the Director of Finance to report to Council on which categories of properties are delinquent in payment of their taxes.

Civic Theatres Revenue Increase -
Bar Prices (Clause 9)

MOVED by Ald. Harcourt,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(August 6, 1976)

The Council considered this report which contains eight clauses, identified as follows:

- Cl. 1. Sale and Subdivision - City-owned land: Situated North Side of 18th Avenue and West of Renfrew Street.
- Cl. 2. Lease of City Property - S/W Corner Howe and Pacific Streets.
- Cl. 3. Establishment for Lane Purposes - South side of 71st Avenue, west of Ash Street.
- Cl. 4. Proposed Public Open Space - Thunderbird "Island" N/E. Corner of 2nd Avenue and Skeena.
- Cl. 5. Dedication for lane purposes - portion of Lot 23 etc. Situated W/S Copley, north of lane north of 19th Avenue.
- Cl. 6. Canron Ltd., - Lease Extension.
- Cl. 7. Lease of City-owned Property - N/E Corner of Arbutus Street and 7th Avenue.
- Cl. 8. False Creek - Ground Leases - Commercial Properties.

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Volrich,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Canron Ltd. - Lease Extension
(Clause 6)

Alderman Bowers advised that following further negotiations, Canron Ltd., has agreed that the following be added to condition (d) in this Clause:

"Landscaping of these public rights-of-way, to standards acceptable to the Director of Planning and the Park Board, is the responsibility of the lessee, and this work is to be undertaken concurrently with the intended improvements of the shoreline during the first 5 years of the lease."

MOVED by Ald. Bowers

THAT the City enter into an agreement with Canron Ltd., subject to the following terms and conditions:

- (a) The terms of the lease to be thirty (30) years commencing September 24th, 1976 and ending September 23rd, 2006;

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(August 6, 1976) (Cont'd.)

Canron Ltd., - Lease Extension
(Clause 6) (Cont'd.)

(b) Rental for the first fifteen (15) years of the term of the lease shall be as follows:

<u>Year</u>	<u>Rental per Annum</u>
First	\$65,000.00
Second	\$70,000.00
Third	\$150,000.00
Fourth	\$160,000.00
Fifth	\$170,000.00
Sixth	\$180,000.00
Seventh	\$190,000.00
Eighth	\$200,000.00
Ninth	\$210,000.00
Tenth	\$220,000.00
Eleventh	\$230,000.00
Twelfth	\$240,000.00
Thirteenth	\$250,000.00
Fourteenth	\$260,000.00
Fifteenth	\$270,000.00

The rental shall be paid semi-annually in advance.

The Lease shall provide for rent reviews at five year intervals on the 15th, 20th and 25th anniversaries of the commencement date of the Lease;

- (c) The Tenant shall be responsible for payment of all taxes levied on the lands and improvement in addition to the rental under the Lease;
- (d) The Lessee agrees to provide a 10' wide right-of-way along the west boundary line of the property from 1st Avenue to the water and a 20' wide right-of-way adjacent to the shoreline of False Creek for a public pedestrian walkway. The company agrees to provide a pedestrian bridge over the Scow Berth or Berths. Landscaping of these public rights-of-way, to standards acceptable to the Director of Planning and the Park Board, is the responsibility of the lessee, and this work is to be undertaken concurrently with the intended improvements of the shoreline during the first 5 years of the lease;
- (e) The surrender of the present lease be incorporated in the new Lease;
- (f) The form of the Lease shall be drawn to the satisfaction of the Supervisor of Property and Insurance and the Director of Legal Services.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(August 6, 1976) (cont'd)

Lease of City-Owned Property - N/E Corner
Arbutus Street & 7th Avenue (Clause 7)

MOVED by Ald. Bowers,
THAT

- (a) The Acting Supervisor of Property & Insurance be authorized to accept a surrender of lease from St. Augustines Church for Lots 17-20 Incl. (Ex. R.O.W.), Block 285, D.L. 526, subject to the Church being granted first right to re-lease the site when vacant, and further
- (b) A new lease be granted to Vancouver Montessori Schools Ltd. for a period of two years at a nominal rent of \$1.00 per year, and further
- (c) The lease document be drawn to the satisfaction of the Director of Legal Services.

- CARRIED UNANIMOUSLY

False Creek - Ground Leases -
Commercial Properties (Clause 8)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Open Bible Chapel -
Champlain Heights

MOVED by Ald. Bowers,
THAT recommendations A and B of the City Manager contained in this report be approved and recommendation C be amended and then approved as follows:

"C. A firm commitment should be obtained from the developer that he will provide additional parking if, in the City's judgement, it is required on the basis of operating experience."

(Underlining denotes
amendment)

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 10:45 a.m. and following an 'In Camera' meeting in Committee Room No. 3. reconvened in open session at 11.40 a.m.

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I. Report of Standing Committee on
Planning and Development.
(July 22, 1976)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Cassiar/Second Narrows Bridge Left Turn Loop.
- Cl. 2. Six Month Review of the Central Area Development Control Process.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
July 22, 1976 (cont'd)

Cassiar/Second Narrows Bridge
Left Turn Loop (Clause 1)

MOVED by Ald. Bowers,
THAT recommendations B, C, and D of the Committee contained
in this Clause be approved;

FURTHER THAT recommendation A of the Committee and the item
submitted by the Committee for consideration be deferred pending
a report back from the City Engineer on the P.N.E. with respect
to recommendations B, C and D.

- CARRIED UNANIMOUSLY

Six Month Review of the Central Area
Development Control Process (Clause 2)

MOVED by Ald. Bowers,
THAT recommendations A and B of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
THAT recommendation C of the Committee contained in this
Clause be approved.

- CARRIED

(Aldermen Bowers, Marzari and Rankin opposed)

II. Report of Standing Committee on
Housing and Environment.
(July 29, 1976)

The Council considered this report which contains eleven
clauses, identified as follows:

- Cl. 1. Ohio Rooms, 245 Powell Street - Lodging House By-law.
- Cl. 2. Wicklow Hotel, 1516 Powell Street - Lodging House
By-law.
- Cl. 3. Royal Rooms, 237 Main Street - Standards of
Maintenance By-law.
- Cl. 4. Phasing Out of Cecil Rhodes School - 14th Avenue
at Oak Street.
- Cl. 5. 951 East 8th Avenue - Anavets Senior Citizens
Housing Project.
- Cl. 6. C.M.H.C. Grants and Mortgage Loans to Non-Profit
Societies.
- Cl. 7. 420 East Hastings Street - Compliance with Standards
of Maintenance By-law.
- Cl. 8. 1799 Cedar Crescent - Standards of Maintenance By-law
- Cl. 9. Charges for Garbage Collection from Strata Title
Properties - Strata Plan Owners' Association of B.C.
- Cl.10. 1168 East Hastings Street - Standards of Maintenance
By-law.
- Cl.11. Five-Year Plan - Housing Component.

Ohio Rooms, 245 Powell Street - Lodging
House By-law (Clause 1)

MOVED by Ald. Harcourt,
THAT the resolutions of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing and Environment,
July 29, 1976 (cont'd)

Clauses 2, 3, 5, 6, 9 and 10

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in
Clauses 2 and 3 be approved and Clauses 5, 6, 9 and 10 be
received for information.

- CARRIED UNANIMOUSLY

Phasing Out of Cecil Rhodes School -
14th Avenue at Oak Street (Clause 4)

MOVED by Ald. Bowers,
THAT resolution A of the Committee contained in this Clause
be approved and the other resolutions of the Committee be deferred
pending the outcome of the discussions approved in resolution A.

- CARRIED UNANIMOUSLY

420 East Hastings Street - Compliance with
Standards of Maintenance By-law (Clause 7)

MOVED by Ald. Harcourt,
THAT the resolution of the Committee contained in this
Clause be amended and then approved as follows:

"THAT the Director of Permits and Licenses be instructed
to report back to the next meeting of the Committee on
detailed alternative proposals for proceeding with a test
case for non-compliance under the Standards of Maintenance
By-law."

- CARRIED UNANIMOUSLY

(Underlining denotes
amendment)

1799 Cedar Crescent - Standards of
Maintenance By-law (Clause 8)

MOVED by Ald. Kennedy,
THAT no action be taken on this resolution of the Committee.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

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The Council recessed at approximately 12:10 p.m. to reconvene
at 2:00 p.m.

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The Council reconvened in the Council Chamber at approximately
2:00 p.m., with Mayor Phillips in the Chair and the following members
present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin, Sweeney and
Volrich

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS AND UNFINISHED BUSINESS

Accreditation, Constitution and By-laws
of the Proposed Employers' Organization.

Council previously deferred consideration of a Manager's Report dated June 30, 1976 on Accreditation, Constitution and By-laws of the Proposed Employers' Organization to permit delegations from the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees.

Mr. Bob Ross, Business Manager, V.M.R.E.U., addressed Council and spoke to his brief which had previously been circulated to Council Members. In essence, the brief requested Council give serious consideration to this whole matter before joining the Employers' Organization proposed by the G.V.R.D. Labour Relations Department.

Mr. D. Werlin, on behalf of Local 1004, C.U.P.E., also addressed Council and submitted a brief putting forward a number of arguments on why the City should not join the Employers' Organization. His Union expressed great concern with regard to the restrictive and constrictive nature of the proposed constitution and by-laws of the Association.

Mr. Graham Leslie, Director of Labour Relations, G.V.R.D., commented on the presentations of the delegations and answered questions from Members of Council.

MOVED by Ald. Volrich

THAT the matter of Accreditation, Constitution and By-laws of the Proposed Employers' Organization be deferred to permit consideration of the Unions' submissions by the City Manager and the Director of Labour Relations, G.V.R.D., for report back to the next meeting of Council;

FURTHER THAT the Director of Legal Services report back at the same time on the legal aspects of the proposed accreditation.

- CARRIED UNANIMOUSLY

Tender No. 766 - Curbs, Pavement
and Street Surfacing - Boundary Road.

Earlier this day Council agreed to hear representations from the Boundary Area Residents' Committee on the proposed widening of Boundary Road in the vicinity of Central Park. Mrs. D.L. Matters, Vice-Chairperson, Boundary Area Residents' Committee, urged Council to defer commencement of the widening of Boundary Road on the south-side of this area. She pointed out that Central Park is owned by the Provincial Government and permission would have to be obtained from them before the widening could proceed. She understands that this permission has not yet been obtained. She also indicated that both Burnaby and Vancouver Park Boards are opposed to using parkland for the proposed widening.

The Deputy City Engineer confirmed that permission has not yet been obtained from the Provincial Government with respect to this widening.

Cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Tender No. 766 - Curbs, Pavement and
Street Surfacing - Boundary Road. (Cont'd)

MOVED by Ald. Rankin

THAT the City Engineer be instructed to defer indefinitely letting the contract on the widening of Boundary Road at Kingsway to provide Council an opportunity to discuss the whole question of Boundary Road with the citizens, Burnaby Council and the Vancouver Park Board;

FURTHER THAT the City Engineer report back on Burnaby Council's reaction to Council's decision to indefinitely defer this contract.

- CARRIED

(Ald. Bowers opposed)

The Mayor requested that the City Engineer submit, at a later date, a further report on the north/south truck route.

Works & Utility Matters
(August 6, 1976) (Cont'd)

Local Improvements on the "Initiative Principle" and by "Petition".
(Clause 2)

Council, earlier this day, deferred approval of the proposed Local Improvements Lighting Project on Boundary Road between Vanness Avenue and a point approximately 282 feet south of Kingsway pending the hearing of this delegation.

The Assistant City Engineer, Electrical Division, advised that deferral of the street-widening project would not affect the City proceeding with improvement of the lighting on Boundary Road. He stated that the present lighting is very inadequate.

MOVED by Ald. Bowers

THAT, with respect to the Local Improvements Lighting Project on Boundary Road between Vanness Avenue and a point approximately 282 feet south of Kingsway, being Project #11 of Schedule 439,

- (a) the reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office, as it relates to this project;
- (b) this project be included in the projects scheduled for the Court of Revision to be held at 7:30 p.m. on Thursday, October 21, 1976;
- (c) this street be designated as a "thoroughfare" for the purposes of Part II of the Local Improvement Procedure By-law.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

DELEGATIONS & UNFINISHED BUSINESS (Cont'd)

Alterations to Grandview
Community Centre.

Council, earlier this day, agreed to hear a delegation from Cedar Cottage N.I.P. Committee on funds required for alterations to the Grandview Community Centre.

Mrs. Flo Simatos, Chairwoman, Cedar Cottage N.I.P. Committee asked Council to advance to the Committee a sum of \$250,000, to permit the project to proceed as soon as possible. This sum was anticipated as a recreational grant from the Provincial Government, but no confirmation of the grant has, as yet, been obtained from the Provincial Government. Mrs. Simatos further indicated that the N.I.P. Committee would be willing to transfer the sum of \$170,000, previously set aside for a library in the area, to the Community Centre fund to partially re-imburse the City, should the Provincial Government grant not be approved.

Council also had for consideration, a letter from the Park Board, dated August 10, 1976 which indicated that they have been unable to obtain any commitment from the Provincial Government on the recreation grant to the Grandview Community Centre. The Park Board resolved:

"THAT the Board request City Council to advance \$250,000 pending approval of the grant by the Provincial Government, in order that a contract may be awarded for this project."

MOVED by Ald. Volrich

THAT Council advance \$250,000 to the Cedar Cottage N.I.P. Committee to allow them to proceed with construction at the Grandview Community Centre, on the assumption that, should the Provincial Government grant not be approved, the \$170,000 in N.I.P. funds currently ear-marked for a library, will be paid to the City in partial reimbursement of this advance.

- CARRIED UNANIMOUSLY

The Park Board letter also contained details of the tenders received for the alterations and additions to the Grandview Community Centre and Ice-rink, as follows:

"The Director of Planning reported that four bids for this project were received on July 21, 1976.

Staff recommend awarding the contract to Key Construction, the low bidder for the project, in the amount of \$605,000.

Proposed funding for the project was as follows:

Source of Funds

Cedar Cottage N.I.P. Funds.	\$500,000
Provincial Community Recreation Facilities Fund Grant.	<u>250,000</u>
TOTAL:	\$750,000

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Alterations to Grandview
Community Centre. (Cont'd)

Estimated Expenditure

1. Construction contract	\$605,000
2. Design fees.	73,000
3. Furniture and Equipment.	50,000
4. Landscaping.	9,000
5. Tests and Checks.	1,500
6. Contingency.	<u>11,500</u>

TOTAL: \$750,000 "

MOVED by Ald. Rankin

THAT the City Manager be given authority to approve the letting of the contract for the alterations and additions to the Grandview Community Centre and Ice-rink on the usual basis.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(August 6, 1976) (Cont'd)

Cedar Cottage NIP - Library
Survey Results (Clause 4)

Council earlier this day deferred consideration of this clause, pending the hearing of the aforementioned delegation.

MOVED by Ald. Boyce

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at 3.45 p.m. to reconvene
in the Council Chamber at approximately 3.55 p.m.

- - - - -

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing and Environment,
July 29, 1976 (cont'd)

Five Year Plan - Housing
Component (Clause 11)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this
Clause be approved with the addition of the following statement
after the words "single persons":

"The purpose of this fund is to make land available
to these groups at less than market value."

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on
Finance and Administration
(July 29, 1976)

The Council considered this report which contains five clauses,
identified as follows:

- Cl. 1. "City of Vancouver" Book.
- Cl. 2. Real Property Taxation for Senior Citizens' Housing.
- Cl. 3. Development Permit Fees
- Cl. 4. Policy Regarding Renewal of Grant Applications.
- Cl. 5. Penalty for Late Payment of Taxes.

"City of Vancouver" Book
(Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED

(Aldermen Bowers and Rankin opposed)

Clauses 2, 3 and 5

MOVED by Ald. Volrich,
THAT Clauses 2 and 5 be received for information and the
recommendations of the Committee contained in Clause 3 be
approved.

- CARRIED UNANIMOUSLY

Policy Regarding Renewal of
Grant Applications (Clause 4)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee on
Planning and Development
(July 29, 1976)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Development Permit Application #74641 - Temporary Structure - 1601 West Georgia Street.
- Cl. 2. Development Permit Application #74688 - 2199 Commissioner Street - Norpac Fisheries.
- Cl. 3. Proposed Office Development - 8th Avenue and Quebec Street.
- Cl. 4. Boundaries of Park Reserve in Block 43, D.L. 139, E/S Camosun Street - 20th and 21st Avenues.

Clauses 1 and 2

MOVED by Ald. Bowers,

THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY

Proposed Office Development - 8th Avenue
and Quebec Street (Clause 3)

Mr. R.R. Youngberg, Assistant Director Area Planning advised that the Director of Planning has been given the power by Council to approve or disapprove development permit applications and thus he is unable to reconsider his decision to refuse this particular application. Mr. Youngberg suggested the applicant could appeal the decision of the Director of Planning to the Board of Variance.

MOVED by Ald. Bowers,

THAT the Board of Variance be requested to give permission to Paul Smith Associates, Architects, to appeal the decision of the Director of Planning with respect to the proposed office development at 8th Avenue and Quebec Street;

FURTHER THAT the Board of Variance be advised that Council favours this application.

- CARRIED

(Aldermen Bowers, Harcourt and Rankin opposed)

Boundaries of Park Reserve in Block 43,
D.L. 139 - E/S Camosun Street - 20th and
21st Avenues (Clause 4)

MOVED by Ald. Bowers,

THAT recommendation A of the Committee contained in this Clause be approved and that recommendation B be amended and then approved as follows:

- "B. THAT Mr. R. Murdoch be advised that a decision on whether any part of the designated parkland is to be included in the proposed ecological reserve, would be left to the Park Board."

- CARRIED UNANIMOUSLY

(Underlining denotes
amendment)

Regular Council, August 10, 1976 18

CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Street Naming
Committee, July 26, 1976

Street Names - Phase 1 Area 6, False
Creek, Langara, Musqueam & East end
of False Creek

MOVED by Ald. Bowers,

THAT recommendation (b) of the Committee contained in this report be amended and then approved as follows:

"(b) Musqueam

- dedicated road between existing Staulo Crescent and 51st Avenue to be known as 51st Avenue (see attached Plan marginally numbered LF7356)"

and that Ferryrow contained in recommendation (d) be shown as two words, e.g. Ferry Row;

FURTHER THAT the remainder of the recommendations contained in this report be approved and the Director of Legal Services be instructed to prepare the appropriate amending By-law to By-law No. 4054, being the Street Naming By-law.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

(Plan referred to on file in the
City Clerk's Office)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

SECONDED by Ald. Bird,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 2849,
BEING THE STREET AND TRAFFIC BY-
LAW (Use of Bicycles on Certain
Sidewalks)

MOVED by Ald. Marzari

SECONDED by Ald. Boyce

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Marzari

SECONDED by Ald. Boyce

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, August 10, 1976 19

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Establishment of RT-2A
Two-Family Dwelling District)

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Rankin was excused from voting on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Kitsilano Point Zoning)

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Rankin and the Mayor were excused from voting on this By-law.)

MOTIONS

- A. Establishment of Land for Lane
Purposes (S/S 71st Avenue, west
of Ash Street)

MOVED by Ald. Boyce,

SECONDED by Ald. Rankin,

THAT WHEREAS the City of Vancouver is the registered owner of Lot 32, Block 3, D.L. 311, Plan 3362;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described property for lane purposes;

MOTIONS (cont'd)

Establishment of Land for Lane
Purposes (S/S 71st Avenue, West
of Ash Street) (cont'd)

THEREFORE BE IT RESOLVED THAT the West 3.5 feet of Lot 32, Block 3, D.L. 311, Plan 3362, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated the 13th day of July, 1976, and marginally numbered LF 7766 be, and the same is hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane
Purposes (4305 Skeena Street)

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes, the following described lands:

West 8 feet of Lot 8, Block 3, South-east Quarter
Section 50, Town of Hastings Suburban Lands, Plan 1932
(4305 Skeena Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Closing, Stopping Up & Conveyancing
to Owner of Abutting Lands (Lane east
of Brunswick Street, south of 2nd
Avenue)

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The lane east of Brunswick Street, south of 2nd Avenue, dedicated by the deposit of plan 767 is no longer required for lane purposes;
- (3) The owner of the lands on both sides of the said lane has made application to acquire this portion of lane for consolidation with his lands;

THEREFORE BE IT RESOLVED THAT all the lane dedicated by the deposit of plan 767 adjacent to lots 'A' to 'D' of subdivision 1 and 2, Block 27, District Lot 200A, Plan 767, be closed, stopped up and conveyed to the owner of the abutting lands; and

FURTHER BE IT RESOLVED THAT the lane so closed, be consolidated with the said abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

D. Closing, Stopping Up & Conveyancing
to the Abutting Owner (Portion of
Hudson Street, South of 71st Avenue)

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The East 7 feet of Lot 5, Block 9, District Lot 318, Plan 1749 has been established for road purposes;
- (3) The said 7 feet is no longer required for road purposes;
- (4) The abutting owner has applied to purchase the said 7 feet;

THEREFORE BE IT RESOLVED THAT the East 7 feet of Lot 5, Block 9, District Lot 318, Plan 1749 be closed, stopped up, and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the said 7 feet be subdivided with the remainder of said Lot 5.

- CARRIED UNANIMOUSLY

1. Temporary Parking for P.N.E. Employees
during Pacific National Exhibition

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT the City of Vancouver give permission to the P.N.E. to use one-half block bounded by Renfrew, Franklin, Kaslo and lane north of Hastings between Franklin and Kaslo, as a temporary parking lot for P.N.E. employees' automobiles for the period of August 21st to September 6th, inclusive.

- CARRIED UNANIMOUSLY

2. 1977-81 Five Year
Capital Plan

MOVED by Ald. Bowers,
SECONDED by Ald. Kennedy,

THAT Council's resolution of July 27, 1976, approving a single ballot with four separate sections for the 1977-81 Five Year Plan plebiscite, be rescinded.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Rankin opposed)

MOVED by Ald. Bowers,
SECONDED by Ald. Kennedy,

THAT Council approve the 1977-81 Five Year Plan being placed before the electorate at the forthcoming election on the basis of four separate questions as follows, and by separate ballot in the case of each question:

- (i) Parks and Recreation and Library
- (ii) Engineering and Fire Halls
- (iii) Housing
- (iv) Neighbourhood Improvement Program.

- CARRIED

(Alderman Rankin opposed)

Regular Council, August 10, 1976 22

MOTIONS (cont'd)

1977-81 Five Year Capital Plan (cont'd)

MOVED by Ald. Bowers,
SECONDED by Ald. Kennedy,

THAT the Director of Legal Services be instructed to seek a Charter amendment to ensure the City may, at its discretion, place multiple questions before the electorate on a single ballot paper under Section 245 of the Charter.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Harbour Park Property

MOVED by Ald. Kennedy,

THAT WHEREAS Council by resolution dated July 27, 1976, has broken off negotiations with the proposed developer for the Harbour Park property;

AND WHEREAS the right to develop this site within the airspace above the property represents an economic value to the City;

THEREFORE BE IT RESOLVED THAT Council is prepared to consider bids from developers for some part of those rights if the transfer to another site is considered to be architecturally appropriate.

(Notice)

2. Escape from Highrise Buildings

MOVED by Ald. Kennedy,

THAT WHEREAS the subject of escape from highrise buildings is a matter of continuing public concern;

AND WHEREAS it has been demonstrated that the Booth system used in New Westminster appears to have novel advantages;

THEREFORE BE IT RESOLVED THAT the City's Fire Chief and Chief Building Inspector be asked to report on the Booth system and to advise on the desirability of making the system a requirement in all new highrise buildings in Vancouver.

(Notice)

The Clerk was directed to obtain the Fire Chief's report on the Booth system for Alderman Kennedy prior to the next meeting of Council.

3. Fluoridation of Water Supply

MOVED by Ald. Rankin,

THAT WHEREAS periodic dental surveys of children in Canada reveals great differences in the dental health of Vancouver's children when comparison is made with children from other (fluoridated) cities;

AND WHEREAS a typical example is Vancouver compared with Toronto (which commenced fluoridation in 1963). The standard DMF index is used in surveys and represents the average number of decayed, missing and filled teeth in each child.

cont'd....

Regular Council, August 10, 1976 23

NOTICE OF MOTION (cont'd)

Fluoridation of Water
Supply (cont'd)

<u>Vancouver DMF</u>	<u>Toronto DMF</u>
8.9 (1962)	6.34 (1963)
7.0 (1975)	3.41 (1974)

There are less than half the number of damaged teeth in Toronto children ages 5 - 19;

THEREFORE BE IT RESOLVED THAT Council endorse and approve one of the following alternatives which are listed in order of priority:

- (a) Request a change in legislation which would require that all community water systems be fluoridated.
- (b) Request a change in legislation which would permit community water fluoridation with a majority vote.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
City of Vancouver Truck
Leasing Policy

requested that the City Engineer submit to Council a report reviewing the City's current truck leasing policy. The Mayor so directed.

Alderman Harcourt -
Relocation of Habitat House

referred to a letter he had received from Mr. Charles Haynes who built the Habitat House at Jericho. He wishes to re-assemble the house on vacant City-owned land and has requested that Council instruct its staff to assist him in this matter.

Alderman Boyce -
City's By-law Court

queried the current disposition of the City's By-law Court. The Director of Legal Services advised he is currently attempting to fill the needed position and is hopeful that this will be accomplished by the end of September.

Alderman Boyce -
Overgrown tracts of Vacant
Land in the City

referred to a number of complaints she has received with respect to large tracts of land which are overgrown with weeds. She queried whether or not the City had a By-law which would compel the owners of these lands to maintain them in a neat and tidy condition.

Regular Council, August 10, 1976 24

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Boyce -
Boulevard Signs

referred to her enquiry of July 27th, on the increasing proliferation of commercial and political signs on boulevards which was directed to the Director of Permits & Licenses. She advised that she has now been informed this matter is under the jurisdiction of the City Engineer.

The Mayor instructed that the enquiry be re-directed.

- - - - -

The Council adjourned at approximately 5:00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of August 10, 1976, adopted on August 24, 1976.

A. Phillips
MAYOR

L. H. Little
CITY CLERK

Manager's Report, August 6, 1976 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Reconstruction of Collapsed Sewer on 15th Avenue Between Heather and Willow

The City Engineer reports as follows:

"During the course of reconstructing the sewer on 15th Avenue between Oak and Willow Street, it has been found that the section between Heather and Willow is in very poor condition; a portion of this sewer has collapsed, causing sewage to back up in the system. Repair is not possible, and it must be reconstructed immediately to prevent flooding and extraordinary maintenance costs. The estimated cost of reconstruction is \$47,000.

The City Engineer RECOMMENDS that the appropriation for Sewers Capital Account 111/6820, 'Reconstruction of Sewers in Poor Condition', be increased by \$47,000. Funds may be appropriated from Sewers Capital Account 118/7904, 'Reconstruction and Relief - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Local Improvements on the "Initiative Principle" and by "Petition"

The Deputy City Engineer reports as follows:

"General"

As required by the Local Improvement Procedure By-law, projects for:

Special Light Standards
Light Standards
Lane Lighting
Granville Mall Decorative Lighting
Hastings Street Underground Wiring

as shown on the attached schedule dated July 30, 1976 are advanced to Council on the 'Initiative Principle'. One additional project for street lighting - Holland Street from 41st Avenue to S.W. Marine Drive is advanced by 'Petition'.

Information on Projects

Special Light Standard Projects -

Post top lighting is proposed on a number of short sections of street in the Shaughnessy area which have not previously been lighted. Requests for lighting have been received from residents on these streets.

Light Standard Projects

The City has encouraged the installation of street lighting for the safety of pedestrians and motorists and as a deterrent to crime. As a result less than 5% of the City's streets are without street lights. The initiative principle provides the most convenient method for the property owners on the remaining streets to obtain street lighting.

The following project involves other considerations:-

Boundary Road between Vanness Avenue and a point approximately 282 feet south of Kingsway is being widened and paved with centre median. The present lighting is inadequate. The local improvement charge to abutting owners on this street would be the same as that payable by owners in similar zoning throughout the City.

Lane Lighting Projects

Projects in this group have been prepared after consultation with the Police Department. They are being advanced on the initiative principle in accordance with the Council recommendation of September 14, 1973.

Granville Mall Decorative Lighting Project

This project, which consists of the installation of Christmas lights

Manager's Report, August 6, 1976 (WORKS - 2)

Clause 2 Cont'd

on all trees in Granville Mall and their annual maintenance and energy costs, is initiated in accordance with Council's resolution dated March 16, 1976.

Hastings Street Underground Wiring Project

This project consists of the removal of wooden poles and overhead wires from Hastings Street between Burrard and Thurlow and on Burrard Street between Hastings and C.P.R. Right-of-Way. Cost of the work would be shared between the City, the Provincial Government and the Utility Companies under the Power and Telephone Line Beautification Fund Act. This project was listed as a priority project in previous reports to Council on underground wiring and has been requested by the owners of Oceanic Plaza, now under construction.

Light Standard Project on Holland Street

This project has been petitioned for by the Property Owners in this block.

Capital Funds

The City's share of these improvements is available in the 1976 and prior years Street Lighting and Undergrounding Capital Budgets."

Second Step

The Director of Finance reports as follows:

"In accordance with the provision of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's report dated July 30, 1976.

The estimated total cost of the improvements is \$256,503 and the City's share of the cost is \$91,987. I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- a. the reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.
- b. the City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- c. the Court of Revision for the projects listed in the attached schedule dated July 30, 1976 be held at 7:30 p.m. Thursday, October 21, 1976.
- d. the streets or lanes named in Schedule 439, Items 10, 11, 24, 38, 45, 46, 47, 49, 51, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 71, 72, 73, 74, 75 and 76 be designated as "thoroughfares" for the purposes of Part II of the Local Improvement Procedure By-law.

FOR COUNCIL ACTION SEE PAGE(S) 710

Manager's Report, August 6, 1976 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. 2327 Laurel Street - Development Permit
Application #72870 - Zone: CRM-2 Commercial/
Multiple Dwelling District (Fairview Slopes)

The Director of Planning reports as follows:

"Development Permit Application #72870 has been filed by Mr. Simon Richards to add to and alter this existing building to provide a duplex.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks, height, site coverage and parking (for detailed comparison, see attachment).

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

- (a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.
- (b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:
 - (i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule
 - (ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on June 1, 1976 adopted the Fairview Slopes Policy Plan. With respect to height and parking, this Plan states:

- ' a) The height of a building should not exceed 35' measured vertically above a hypothetical line connecting the north and south property lines: additionally the height of a building should not exceed 25' above the south property line. Height should be calculated from City building grades or all street frontages.
- b) Only one parking space per residential unit should be required.'

This development as proposed would be in conformity with these requirements in respect to height and parking; however, the 2 spaces provided do not comply with Section 12 of the Zoning and Development By-law. They would be slightly less than the minimum required width.

Area Planning

The Fairview Area Planner has recommended approval of this Development Permit Application.

Design

The Secretary of the Urban Design Panel, on behalf of the Panel, has recommended that this design be approved.

Clause #1 continued:

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the adding to and altering of this existing building to provide a duplex, subject to the following conditions:

A. Prior to the issuance of the Development Permit:

(a) revised drawings are to be submitted to the satisfaction of the Director of Planning, clearly indicating:

(i) the south elevation of the proposed building

(ii) details of all landscaping to be provided on the site.

B. All landscaping is to be provided in accordance with the approved plans within six (6) months of the date of any use or occupancy of the proposed development and thereafter permanently maintained."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. 811 West 7th Avenue - Development Permit
Application #73252 - Zone: (CRM-2) Commercial/
Multiple Dwelling District (Fairview Slopes)
Site Size: 100' x 120'

The Director of Planning reports as follows:

"Development Permit Application #73252 has been filed by W.R. Ussner, Architect, on behalf of John Grinnell and Associates, to construct a 3-storey apartment development containing 12 dwelling units on this site located on the north-west corner of 7th Avenue and Willow Street.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks, parking and height (for detailed comparison, see attachment).

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

- (a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.
- (b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:
- (i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.6 of the CRM-2 Multiple Dwelling District Schedule
- (ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on June 1, 1976, adopted the Fairview Slopes Policy Plan. With respect to height this plan states: "The height of a building should not exceed 35' measured vertically above a hypothetical line connecting

Clause #2 continued:

the north and south property lines: additionally the height of a building should not exceed 25' above the south property line. Height should be calculated from the City building grades or all street frontages.

The following may be excluded from the height calculation: sundeck balustrade, planters, roof garden details and architectural appurtenances such as towers, turrets and cupolas provided that they are of acceptable design and are one third or less of the width of the building(s) as measured on the south elevation drawings.

With respect to parking, the policy plan states "only one parking space per residential unit should be required."

The proposed development exceeds 25'0" in height above the south property line but the portion above 25'0" is roof garden, screens and stair enclosures for the roof decks, the total width of which is less than one third of the total southerly dimension of the building, as referred to in the guideline.

The development would provide 20 parking spaces underground for 12 units.

Area Planning .

The Fairview Area Planner has recommended approval of this development permit application.

Urban Design Panel

The Urban Design Panel has recommended that this design be approved.

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the construction of a 3 storey apartment building containing 12 dwelling units, subject to the following conditions:

A. Prior to the issuance of the Development Permit:

- (a) arrangements are to be made to the satisfaction of the City Engineer for the dedication of the north 10'0" of Lots 11 and 12, Block 297, District Lot 526 for lane purposes
- (b) revised drawings are to be submitted to the satisfaction of the Director of Planning, clearly indicating:
 - (i) clarification of garage level uses
 - (ii) design elevations to show how ramp grades meet building grades

B. Off-street parking shall be provided in accordance with the approved drawings and Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

C. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter permanently maintained."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. Allocation of Kitsilano NIP Funds for Litter Containers

The Director of Planning and City Engineer report:

"One of the priorities of the Kitsilano Neighbourhood Improvement Program is to improve the appearance of the community. The commercial districts on 4th Avenue and Broadway are important determinants in the appearance of the community as they are used regularly by such a large number of residents and visitors to the area. The West Broadway Beautification project was completed recently and this certainly improves the appearance of that area.

There are insufficient funds to improve Fourth Avenue to the same degree as West Broadway. However, some NIP funds can be used to make substantial improvements at minimum cost.

As a first step, City Council approved, on March 9, 1976 the expenditure of \$35,895 from NIP funds to plant trees in Kitsilano. Part of this money will be used to plant trees on Fourth Avenue.

It is felt that another factor which has a fairly substantial effect on the appearance of the area is the installation of sufficient litter containers to discourage people from throwing litter on the sidewalk and streets.

Twenty-four garbage containers of the type used on West Broadway would cost \$3500 to purchase. Yearly maintenance cost of these would be approximately \$2500.

It is therefore proposed that 24 litter containers be purchased with NIP funds and that they be located on Fourth Avenue with the exact locations to be worked out between the Engineering Department and the Planning Department.

The Kitsilano Site Office Coordinator and Kitsilano Citizens Planning Committee have reviewed this proposal and recommend that NIP funds be allocated to purchase these litter containers. CMHC has also approved this proposal.

The Director of Finance brings to Council's attention the fact that the purchase of the containers will require an increase to the City of \$2,500 in the City's Annual Operating Budget to provide for maintenance.

It is therefore recommended that:

City Council approve the expenditure of up to \$3500 (three thousand five hundred dollars) from the Kitsilano Neighbourhood Improvement Program budget (Recreation Facilities category) to purchase and install 24 concrete litter containers. Costs would be shared as follows: Federal \$1750; Provincial \$875; City \$875."

The City Manager RECOMMENDS that the report of the Director of Planning and the City Engineer be approved.

INFORMATION

4. Cedar Cottage NIP: Library Survey Results

The Director of Planning reports as follows:

"Council on February 24, 1975 made the following resolutions:

1. That Council approve in principle the use of Cedar Cottage N.I.P. funds to establish a branch library in the Cedar Cottage area.
2. That Council authorize the appropriation of \$1,500.00 from the Social Facilities Account of the Cedar Cottage Neighbourhood Improvement Program to conduct a survey to aid in determining the best location for a Cedar Cottage library.

Clause #4 continued:

Subsequently a questionnaire was mailed to a random sample of 10% of the homes within the area outlined in Appendix I (1,307 houses of approximately 13,070 households in the area). 445 returns were received.

Since the survey was initiated through the Cedar Cottage N.I.P. program to determine in part the feasibility of the use of N.I.P. funds to establish a Library in the area, the results were tabulated to show the outcome within the N.I.P. area as well as the overall study area. Results to the more significant questions were as follows:

Area where residents shop:

<u>Shopping Area</u>	<u>Entire Survey Area</u>	<u>Cedar Cottage N.I.P. Area</u>
Kingsway/Knight	34.1	35.2
Broadway/Commercial	31.8	47.2
41st/Victoria	7.4	2.5
Broadway/Kingsway	5.4	4.0
Kingsway/Victoria	2.2	4.0
Fraser/Kingsway	0.8	0.0
Other	18.3	7.0

Preferred location for a library:

<u>Preferred Location</u>	<u>Entire Survey Area</u>	<u>Cedar Cottage N.I.P. Area</u>
Broadway/Commercial	29.3	34.4
Kingsway/Knight	39.1	25.8
Commercial/Victoria	17.9	36.8
Other	13.7	3.0

One meeting has been held with the Cedar Cottage branch sub-committee of the Vancouver Library Board and the Cedar Cottage N.I.P. Committee to discuss the results of the survey. The Cedar Cottage Committee has indicated its preference to seeing a Library located in the vicinity of the Victoria/Commercial Diversion while the Library Board has to date indicated a preference for the Knight/Kingsway area. The Board has asked the Supervisor of Property and Insurance to look for potential sites in all three of the major locations (Knight/Kingsway, Broadway/Commercial, Victoria Diversion).

Since it appears that establishing a Cedar Cottage branch library may be included in the upcoming five year plan there is some question as to the appropriateness of allocating N.I.P. funding at this time. There is also the question of the possible need to pro rate N.I.P. funds for a facility serving an area larger than the N.I.P. area, as might be the case at the Knight/Kingsway or Broadway/Commercial areas. It would therefore be more prudent to await the outcome of the capital budget plebiscite prior to forwarding a full report regarding the use of N.I.P. funding to establish a branch Cedar Cottage Library."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

CONSIDERATION5. Heritage Designation - Recommended Buildings

The Director of Planning reports as follows:

"The Heritage Advisory Committee's report on buildings for designation (Vancouver's Heritage #2: 25 Buildings & the Task Ahead; September 1975) containing 13 'A' and 12 'B' buildings was forwarded to City Council. At the Public Meeting on October 28, 1975, for consideration of the designation of these buildings Council passed the following resolution:

'THAT the owners of the following buildings which the Heritage Committee has recommended for "B" category designation, be notified that in the opinion of Council, these buildings are of historical value;

FURTHER THAT applications for demolition permits on these buildings must be reported to Council and such demolition permit applications will be withheld for 90 days'

On March 22, 1976 the Heritage Advisory Committee adopted new criteria for A, B, and C buildings:

'A' buildings would be chosen for one or more of the following reasons:

- (1) Historical importance
- (2) Unique and/or rare
- (3) Typological

'B' buildings would be chosen for one or more of a series of characteristics:

- (1) Features (e.g. cornices, facades)
- (2) Scale
- (3) Materials
- (4) Historical character
- (5) Architectural character
- (6) Urban context (its relationship to its surroundings)

"C" buildings would be chosen primarily for urban context, but there would be no restrictions placed on the property.

At the June 1, 1976 meeting of City Council the Director of Legal Services was requested to prepare a by-law amendment to provide for 'B' designation allowing for specific portions of buildings to be designated. By-law #4978 accomplishing this purpose was passed by Council on June 15, 1976.

In light of the new criteria the Heritage Advisory Committee has reviewed the 12 'B' buildings considered by Council in October 1975 and placed them in the following categories:

A

House	1301 W. 7th	11/292/526	rarity, typological
Takehara Tenements	1017 W. 7th	13E1/2/295/526	historical importance
			uniqueness, typological
Vancouver Club	915 W. Hastings	A of 2 & 3/16/541	historical importance
			uniqueness, typological
Roedde House	1415 Barclay	19/45/185	historical importance
			uniqueness, typological

B

Alberta Lumber	690 W. 6th	1 & 2/298/526	features, scale, hist. character
Hudson's Bay Insurance Co.	924 W. Hastings	6/20/541	features, facade
Manhattan Apartments	784 Thurlow	26, 27/41/185	features, facade, entrance
St. Luke's Home	309 E. Cordova	32, 33 & 1/2 of 34/55/196	features, scale, historical & architectural character
Chalmers Church	2801 Hemlock St.	19-21 & E 5' of 22/411/526	external facade, architectural character

Clause #5 continued:

During the reconsideration of the "B" buildings, the Heritage Advisory Committee decided that 3 of the buildings should be considered as "C" structures as while the urban context was excellent there were better examples of the style elsewhere in the City. The Council resolution of October 28, 1975, should be rescinded for these 3 buildings and the property owners so notified. The buildings are:

C

William Elms House	1125 W. 7th	13/294/526
Georgia Hotel	801-815 W. Georgia	C/41/541
Brock House	3875 Point Grey Road	12,13,14/448

In its consideration of other buildings the Committee has developed a list of 7 "A" buildings, and 8 "B" buildings which are recommended for designation.

A

Alexandra Park Bandstand	Beach-Bidwell-Burnaby	63/185	unique, typological
First Baptist Church	969 Burrard	E 1/2 16, 17 & 18/7/185	unique arch. character
St. Paul's Church	1138 Jervis	6 & 7/37/185	arch & hist character
House	909 Thurlow	A of 20/20/185	unique, typological
Ukranian Orthodox Church	154 E. 10th	31/302	rarity, arch. character
House	1963 Comox	A of 29/69/185	rarity, arch. character
Leslie House	1380 Hornby	17/111/541	arch. & hist. character

B

Rush Building	416 Richards (490 W. Hastings)	1, 2 & W 3' of 3/25/541	facade
Lyric Theatre	300 W. Pender	9, 10/36/541	facade, features, stonework
Bank of Commerce	819 Granville	35, 36/62/541	arch. character, scale material, facade
Palms Hotel	869-73 Granville	24,25/62/541	2nd & 3rd storey facade, cornice
Commodore	840 Granville	9, 14/63/541	upper storey facade
Store	100 E. Hastings	A of 27/12/196	facade, historical character, features detailing
Holly Manor	1119 Broughton	S 1/2 20/48/185	arch. & historical character, detailing
Douglas Lodge	2799 Granville	17 & 18/390/526	facade above 1st floor, detailing

The Heritage Advisory Committee is recommending these A & B buildings for designation and would like to request that in accordance with the procedure which has been followed in the past, a public meeting for consideration of the designation of these buildings be set if possible for sometime in September.

The Director of Planning recommends that:

- A. A public meeting be set in October for consideration of designation of the 11 'A' and 13 'B' buildings referred to in the above report.
- B. That all of the affected property owners be notified and invited to attend.
- C. That Council's resolution of October 28, 1975 be rescinded for the 3 buildings now considered to be "C" buildings by the Heritage Committee and the affected property owners notified thereof. "

The City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

INFORMATION

6. Security Procedures - Apartment Buildings in Vancouver

Complying to the City Clerk's request that a report be submitted to the City Manager with respect to the letter addressed to City Council from Mr. D. Hathaway regarding security procedures in apartment buildings, the Fire Chief reports as follows:

1. HISTORY

The Fire Department has been concerned in the past about the increase of incidents where firefighters have been unable to gain entry into apartment buildings after hours.

As a result, in 1974 this Department examined the feasibility of adopting the procedure of mounting security key boxes externally on buildings as used by agencies such as B.C. Tel, B.C. Hydro and Realtors. An initial survey of building owners and managers of various types of buildings showed support of the concept.

The principle of operation is that master keys to a building and secured areas within are locked in a burglar-proof box which is mounted near the main entrance door. A special pass key to the box is mounted on a large welded ring along with the street alarm box key and is carried on each piece of firefighting apparatus. With this pass key, the firefighter can open any Fire Department key box, providing him with unrestricted access to any part of buildings within the City of Vancouver equipped with key boxes.

Only forty pass keys are in existence and all are carried by this Department. To maintain strict security, building owners are not issued with pass keys to the key boxes.

Commercially made security key boxes were available at the time the Fire Department was studying the problem but the boxes could only hold one or two keys at the most. In large apartment, office or commercial complexes, many keys would be required.

A larger and stronger key box suited to the particular needs of a Fire Department was designed by this Department and a prototype box was fabricated by the City of Vancouver Public Works Yard.

2. MANUFACTURE & DISTRIBUTION

Using the prototype box as a model, the Fire Department tried unsuccessfully to have a local foundry manufacture the key boxes. No money was available from the departmental budget to undertake this project, nor was the foundry willing to invest its own money.

As this key box concept was innovative at the time, the Fire Department, being a public service, did not wish to assume the responsibility of manufacturing, advertising and distributing the key boxes to potential users.

Various Security and Alarm companies were approached and in late 1975 CHUBB Security Locksmiths agreed to manufacture the key boxes and distribute them under Vancouver Fire Department supervision. Attached are copies of CHUBB advertisement and Vancouver Fire Department Directive #10/76 re: Procedures for use by Fire Department Personnel of Key Boxes.

Cont'd . . .

Clause #6 continued:

3. BY-LAW

It was the decision of the Fire Department, after consultation with City of Vancouver Law Department, not to request a by-law requiring key boxes for buildings, as the enthusiasm from building owners was sufficient to show voluntary acceptance of the idea and full co-operation. Also, a by-law requiring installation of key boxes presented legal complications as to the liability of the Fire Department if key boxes were vandalized or master keys stolen.

The present procedure removes the liability from the Fire Department as the installation is voluntary with the owner assuming full responsibility for the secure installation and supervision of the key boxes. In addition to the owner's responsibility, the Fire Department maintains full security over the keys in their possession.

4. ACCEPTANCE

This concept originated by the Vancouver Fire Department has met with much success throughout the Lower Mainland. CHUBB has sold key boxes to building owners in all municipalities with the respective Fire Departments adopting the procedures laid out by the Vancouver Fire Department.

The Director of Permits and Licenses reports as follows:

As requested March 29, 1976, the following are comments on the above-noted report of the Fire Chief dated March 29, 1976 :

"The City of Vancouver Building By-law which adopts the National Building Code of Canada 1975 does not regulate the question of ease of accessibility into buildings by police or ambulance personnel. It does specify that access for fire fighting be provided from the exterior wall of a building facing at least one street for those storeys above the street floor up to the sixth. These are normally provided by windows or fire department access panels. The Code anticipates that under fire emergency situations, that the doors at the street level and those openings above will be broken or opened by the arriving fire fighter.

The question of providing 'intercom' or 'enterphone' is not regulated. The only time that a voice communication system is required is under the rules for high rise buildings, and then only if such buildings exceed 120 feet, as well as when institutional uses are housed above the 3rd storey. The purpose of this system is to provide a two-way communication between the fire emergency central control station within the building near the street entrance of the building, and all other storeys, for use primarily by the Fire Department personnel for communicating with the occupants to describe the fire situation, reduce panic, assist in fire evacuation and communication with fire department personnel located at various floors.

Cont'd . . .

Clause #6 continued:

The question of ease of accessibility for various other emergency services other than fire fighting is not regulated in the Building Code nor does it require an intercommunication system between the main entrance hall or lobby for persons outside the main entrance and the occupants of each dwelling who would then, if they wish, release the locking mechanism of the said door. However, it does appear to be a most logical area to be considered."

The Director of Legal Services reports as follows:

This is in reply to your letter of March 29, 1976 in which you informed that the City Manager has requested input from our department concerning the above.

I have reviewed the reports submitted by other departments together with the correspondence from Mr. Hathaway. I cannot see that there is any legal problem related to this matter. The Fire Department attempted to come up with a voluntary solution to the problem.

The City has broad powers with respect to construction and safety of buildings, and it may be that proposals with respect to dealing with the situation referred to by Mr. Hathaway would be within the scope of the City's powers. It would be desirable, however, to refer these specific proposals to us to ascertain the manner in which they could be implemented.

The Chief Constable reports as follows:

I have had four members of my Bureau look into the matter of apartment building security. They have commented as follows:-

1. When entrance doors of apartments are locked, and inter-coms are shut off or non-existent, there is a problem at times getting into buildings to answer calls etc.. Some valuable time has been wasted waiting for complainants to open the doors.
2. Apartment owners locking the entrance doors at 8pm. to 10 p.m., and opening same in the morning, are effectively securing the building from unwanted persons. They are removing the possibility of burglars having easy access to the halls at night.
3. Locking the doors at night helps to cut down on nuisance type calls such as vandalism, drunks annoying etc..
4. When residents have called the Police, or are expecting a delivery, they usually watch for their arrival and open the front door.
5. Tenants spoken to felt more secure if they knew the apartment outside doors would be locked at night. They also felt the inconvenience of having to go to the outside door to admit visitors and delivery people was well worth the increased security.
6. If an extreme emergency existed, and no one inside could be contacted, emergency entrance would be gained by breaking in, causing the least damage possible.

Clause #6 continued:

At this time I feel the matter of inter-com and policy of locking apartment building outside doors should be a matter between the tenants and landlords. However, this Department is always in favour of any policy that will prevent or reduce crime.

The City Manager submits the foregoing reports of the Fire Chief, the Director of Permits and Licenses, Director of Legal Services and the Chief Constable for the INFORMATION of Council.

7. Proposed Social Housing in the West Grandview Area

The Director of Planning reports as follows:

"The West Grandview Property Owners' Association has written to Council protesting proposed 'low rental housing' in the West Grandview Area which is being planned in response to a City Housing Corporation proposal call. The Association's letter is attached as Appendix I.

With respect to this letter, Council is advised that a meeting of the Grandview-Woodland Planning Committee on June 28, 1976 provided an opportunity for area groups to make presentations to the Chairman of Council's Housing Committee with regard to these proposals. The West Grandview Property Owners' Association letter closely corresponds to a presentation made by the Association at that time. Following a number of presentations from community groups, the Grandview-Woodland Planning Committee resolved to endorse the proposals in principle. The Chairman of Council's Housing Committee invited the Grandview-Woodland Planning Committee to study the exact locations more closely at subsequent meetings. Two of the five proposals for the West Grandview area have since been abandoned by Daon Developments; the Grandview-Woodland Planning Committee is recommending to the Housing and Environment Committee and the City Housing Corporation that the remaining three, together with three others elsewhere in the Grandview-Woodland local area, proceed under certain conditions. The Planning Committee has requested an opportunity to discuss these recommendations with members of the Housing and Environment Committee."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

8. Kitsilano Neighbourhood Improvement Program:
Tennyson School

The Director of Planning reports:

"One of the priorities of the Kitsilano Neighbourhood Improvement Program is to provide more useable park area within the community, with special emphasis being placed on the provision of neighbourhood parks suitable for small children and useable as rest areas for adults.

The area between Broadway and 16th Avenue, Arbutus and Burrard (shown on the map - Appendix A) has been identified as being particularly deficient in neighbourhood park facilities. There are two parks, Granville Park and Connaught Park, near to this area, but these parks function as community parks catering primarily to older children and young adults. However, Tennyson School is situated within this area and its grounds could easily function as a small park area.

Several meetings have been held between the Parents Group at Tennyson, the principal, and School Board staff. All are agreed that improvements can and should be made to the school grounds to make them useable as a neighbourhood park.

Cont'd . . .

Clause #8 continued:

The Kitsilano Citizens Planning Committee agreed that the Tennyson School grounds should be improved. The Committee has already approved \$31,000 for a similar project at Hudson School (a report on this will be forwarded to City Council as soon as finalized price estimates are received from the School Board) and they therefore felt a similar amount should be allocated to Tennyson. It may be preferable to see what the particular needs are and then to allocate sufficient funds to meet them, but the NIP funds are getting quite low and the Committee therefore felt it was best now to allocate a specific amount for the Tennyson School people to work to.

For the Hudson School project, there luckily happened to be 3 architects in the Parents Group who volunteered their time to produce a plan for the school yard improvements and to work out the details of costs with the School Board. The Tennyson School Parents Group unfortunately does not contain any such expertise. The School Board staff stated they may be able to provide some design assistance but it is unlikely such assistance would be available for at least several months. It was therefore suggested that a consultant be hired to work out a plan with the Tennyson Parents Group and the School Board for the improvement of the Tennyson School grounds. The standard fee for such a job (and the maximum which should be allocated) is 10% of the final project cost. In this case that would be \$3100.00 (10% of \$31,000 tentatively allocated to this project).

The Site Office Coordinator and CMHC have reviewed this proposal and recommend approval.

It is therefore recommended that:

City Council approve the expenditure of up to \$3100 (three thousand one hundred dollars) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of hiring a consultant to work with the Tennyson Parents Group and the School Board to prepare plans for the improvement of the Tennyson School grounds. The cost sharing for this is: City \$775, Province \$775, Federal \$1550.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 745-74

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Parking Rates - City-Owned and Operated Parking Lots

The City Engineer reports as follows:

"INTRODUCTION

The parking rates in City-owned parking lots have not been increased during the past two years and the City-operated Pacific Centre garage has not had a rate increase for three years, (except for the increase in monthly rates in 1975).

The purpose of this report is to recommend a new rate schedule for all City-owned parking lots in the downtown.

We have analyzed the current rate structure and the financial status of the lots and find the rates are below the average rates being charged in private lots. As a result of the continuing rise in operating costs and the below average rate charged, some of the lots are running at a deficit. Therefore, a rate increase is necessary.

BACKGROUND

The authority for setting parking rates in parking lots, owned by the City and operated by the Downtown Parking Corporation, is vested with the City. Section 8.02 of the agreement dated 1 April, 1974 between the City and the D.P.C. states: 'The rates chargeable by the lessee with respect to transient and contract parking shall be those fixed from time to time by the lessor'. The authority, therefore, rests with Council to establish the rates to be charged. There are two other parking lots purchased by the City for parking purposes, but are operated by other than the Downtown Parking Corporation. These lots are covered by separate lease agreements, and again the rates are to be established by Council.

In addition, the City operates the Pacific Centre Parking Garage and Council has the authority to establish the hourly parking rate with the monthly rate based on rates charged in adjacent competitive office buildings.

These monthly parking rates in the Pacific Centre garage and the amount of monthly parking permitted is covered by agreement with Pacific Centre. The rate increase has been discussed with Pacific Centre and they concur with the proposals.

The parking rates have always been established with the objectives of favouring the transient parker over the long-term parker, insuring a financially viable operation and maintaining rates equal to or slightly below nearby competitive facilities.

In order to meet these objectives in City-owned lots, monthly parking is permitted only where the transient parking trade is not sufficient to maintain a financially viable operation. In the Pacific Centre garage, which is controlled by the City, the agreement with Pacific Centre requires that 800 spaces be available for monthly parking. This requirement is not in keeping with present City policy and the provision of monthly parking does not generate as much revenue as transient parking. Considering this, the City Engineer is reviewing the agreement to determine the possibility of decreasing the number of monthly parkers.

The proposed rate increases have been discussed with the Downtown Parking Corporation management and they are in agreement with our proposals. The proposed rate schedule for City-owned and controlled parking lots is attached as Schedule A.

MANAGER'S REPORT, August 6, 1976 (FIRE - 2)

Clause No. 1 Continued

The City Engineer RECOMMENDS that:

- A. Council approve the proposed rate schedule as outlined in Schedule A.
- B. The rates to take effect as soon as possible following Council approval.
- C. The City Engineer be directed to take the necessary action to effect the rate changes contained in Schedule A."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 711

Manager's Report, August 6, 1976 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Tenders: Champlain Heights - Enclave #1

The Interim Project Manager, Champlain Heights reports as follows:

"July 12, 1976, tenders were opened for Enclave #1 - Champlain Heights. Tenders were received from the following:

Daon Development Corporation
Block Bros.
Southlands Developments
Old Glory Holdings Ltd.

A Review Committee consisting of representatives from Engineering, Planning, Property & Insurance and Park Board met together with Architectural Consultant, Barry Downs and the Project Manager to review the submissions. All four proposals were examined for the following:

- dollar value to the City;
- site layout, including lot orientation, building coverage, etc.;
- servicing considerations, including traffic circulation and pedestrian circulation;
- parks and open spaces, including landscaping and maintenance.

Following two meetings of the Review Committee, it was unanimously agreed that the Daon proposal offered the highest and best value to the City. The Block Bros. proposal was considered 'second.'

Both Daon representatives and Block Bros. representatives were interviewed separately by the Review Committee in order to clarify specific aspects of their proposals. Following these meetings, it was again agreed that the Daon proposal was preferred.

The Block Bros. tender was for \$1,330,000. It proposed 70 single family homes. Fee simple ownership was proposed rather than strata title. A site layout and sketch plans were included with the proposal.

The Daon proposal is based on a bid of \$1,400,000 and contains a concept plan showing that 70 single family homes will be constructed on this 8.78 acre site. Certain elements in the concept plan (such as street widths and servicing corridors) will require adjustment to meet minimum City standards. Daon has been advised of these items and adjustments will be made prior to design and subdivision approval.

Details of the Review Committee proceedings and copies of the submissions are available for review in the Interim Project Manager's office.

In view of the foregoing, the Interim Project Manager RECOMMENDS that the Daon tender of \$1,400,000 for Enclave #1 - Champlain Heights be accepted."

The City Manager RECOMMENDS that the recommendation of the Interim Project Manager, Champlain Heights be approved.

2. Local Initiatives for 1976 - 1977 Period

The City Engineer reports as follows:

"On July 21, 1976 as was the practice in preceding years, application forms and guidelines were circulated by Engineering to City Departments and Boards requesting their submission for Local Initiatives Program (L.I.P.) projects.

In 1975, twelve of thirty-one projects forwarded by Council were accepted by the Federal Government; the City's share of the total cost was approximately 30% or \$190,000. The Director of Finance suggests that Council may wish to limit the City's share of Revenue Budget Funds to a maximum of the 1975 contribution.

Applications for L I.P. funding must reach Manpower by September 10, 1976. We have requested that proposals from the Departments and Boards be returned to us by August 24, 1976 so that the projects may be analyzed, tabulated and summarized for report. A detailed review of all the projects may be more than Council would wish to undertake at its August 31st meeting (September 7th is skip Council).

I RECOMMEND therefore that the L.I.P. proposals be submitted to the Standing Committee on Finance and Administration on September 2 with authority to apply for projects on the City's behalf."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Investment Matters (Various Funds) June 1976

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of June, 1976
- (b) Summary of Securities held by the General and Capital Accounts

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JUNE, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

ate	Type of Security	Maturity Date	Maturity Value	Cost	Days	Annual Yield%
Chartered Bank Deposit Receipts and Government Notes						
une 8	Bank of British Columbia	June 25, 1976	\$1,004,429.32	\$1,000,000.00	17	9.51
14	Mercantile Bank of Canada	June 17, 1976	750,570.21	750,000.00	3	9.25
15	Bank of British Columbia	June 16, 1976	1,000,253.70	1,000,000.00	1	9.26
	Bank of British Columbia	June 25, 1976	501,268.49	500,000.00	10	9.26
17	Mercantile Bank of Canada	Sept.15, 1976	1,023,547.95	1,000,000.00	90	9.55
18	Bank of British Columbia	June 22, 1976	750,723.29	750,000.00	4	8.80
22	Bank of British Columbia	Sept.15, 1976	1,533,219.86	1,500,000.00	85	9.51
	Royal Bank of Canada	June 23, 1976	1,500,349.32	1,500,000.00	1	8.50
23	Bank of British Columbia	Oct. 15, 1976	2,574,334.25	2,500,000.00	114	9.52
24	Mercantile Bank of Canada	Nov. 15, 1976	2,073,643.84	1,998,084.00	144	9.60
25	Mercantile Bank of Canada	Oct. 15, 1976	2,058,608.22	2,000,000.00	112	9.55
28	Mercantile Bank of Canada	Nov. 15, 1976	1,036,438.36	1,000,000.00	140	9.50
	Bank of British Columbia	Jul. 16, 1976	1,004,561.64	1,000,000.00	18	9.25
29	Mercantile Bank of Canada	Oct. 15, 1976	2,056,219.18	2,000,000.00	108	9.50
30	Bank of Montreal	Oct. 4, 1976	1,537,400.55	1,500,000.00	96	9.48
	Bank of Montreal	Jul. 6, 1976	1,502,095.89	1,500,000.00	6	8.50
			<u>\$21,907,664.07</u>	<u>\$21,498,084.00</u>		

Manager's Report, August 6, 1976 (FINANCE - 3)

Clause #3 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
<u>Debentures</u>						
City of Vancouver 6.25%	Apr. 15, 1980	\$ 4,000.00	89.66	\$ 3,586.40	3/10	9.50
City of Vancouver 10.00%	Dec. 16, 1994	5,000.00	95.95	4,797.50	18/6	10.50
City of Vancouver 10.00%	Dec. 16, 1994	8,000.00	96.74	7,739.20	18/6	10.40
City of Vancouver 9.25%	Sept. 1, 1990	15,000.00	92.50	13,875.00	14/2	10.27
City of Vancouver 5.00%	May 1, 1978	5,000.00	93.60	4,680.00	1/10	8.80
City of Vancouver 5.75%	Oct. 15, 1977	4,000.00	96.10	3,844.00	1/3	9.00
		<u>\$41,000.00</u>		<u>\$38,522.10</u>		
<u>Chartered Bank Deposit Receipts & Government Notes</u>					Term Days	
Bank of British Columbia	July 16, 1976	\$ 1,011,724.66	\$ 1,000,000.00		45	9.51
Canadian Imperial Bank of Commerce	Aug. 31, 1976	1,021,364.93	1,000,000.00		82	9.51
		<u>\$ 2,033,089.59</u>	<u>\$ 2,000,000.00</u>			
		<u>\$ 2,074,089.59</u>	<u>\$ 2,038,522.10</u>			

3. SINKING FUND TRANSACTIONS (SALES)

<u>Debentures</u>				Term Yrs/Mos
B.C. Hydro 8.5%	Aug. 15, 1977	\$ 125,000.00	\$ 125,699.99	1/2
B.C. Hydro 8.5%	Aug. 3, 1978	300,000.00	303,214.30	2/2
B.C. Hydro 8.5%	Sept. 1, 1979	475,500.00	481,724.26	3/3
		<u>\$ 900,500.00</u>	<u>\$ 910,638.55</u>	

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY
- AS AT JUNE 30, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$49,040,593.22</u>	<u>\$47,498,084.00</u>

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

4. Performance Bonds

The Director of Planning and the Director of Legal Services report as follows:

"On May 20, 1975, the City Manager requested that the Director of Legal Services and the Director of Planning prepare a joint report for the information of Council on performance bonds, including some comment on the procedures and experiences of neighbouring municipalities .

Manager's Report, August 6, 1976 (FINANCE - 4)

Clause #4 continued:

DEFINITION

The Director of Legal Services defines performance bonds as follows:

'The purpose of any performance bond is to bind the principal (i.e. the owner or an authorized representative) to the obligee (i.e. the City) in a penal sum in the event that the principal fails to perform its obligations to the obligee. The obligations are usually set forth in an agreement between the parties. The amount of the bond is intended to compensate the obligee for the damages it may suffer, or to enable the obligee to complete the agreement, depending upon the terms thereof. The bond does not guarantee the performance of the agreement by the principal. The principal cannot be forced to perform the agreement.'

Performance bonds are generally of two types:

- 1) those involving an insurance company as a third party in issuing the bond (see Appendix A for an example) and
- 2) those arranged directly between the City and the developer. The latter type may be either a letter of credit filed with the City on the developer's bank (see Appendix B for an example) or a cash deposit with the City. Cash deposits may be taken as a certified cheque, a term deposit which gathers interest over the bond period, or a government bond taken as parity.

Typically, performance bonds of both types specify a period of time during which the bond will be in effect. In the case of a letter of credit, it becomes worthless after a certain stated date. Cash deposits would be returned to the owner at the specified date.

EXPERIENCES OF NEIGHBOURING MUNICIPALITIES

On September 10, 1975, letters requesting information about their experience with performance bonds were sent to:

- 1) the Municipalities of: Surrey
Richmond
Langley
Delta
- 2) the Districts of: Coquitlam
Burnaby
Mission
North Vancouver
- 3) the Cities of: Victoria
Langley
New Westminster
North Vancouver
Port Coquitlam
Port Moody

These municipalities were asked the following questions:

- '1) What is the administrative set-up to handle performance bonds?
- 2) How effective are performance bonds?
- 3) What are the problems with performance bonds?'

In addition, they were requested to send copies of regulations, information sheets, or any other material that they felt might contribute to the survey.

Cont'd . . .

Manager's Report, August 6, 1976 (FINANCE - 5)

Clause #4 continued:

The information provided by the Municipalities in response to the Planning Department query was confirmed and updated by telephone in early May, 1976. The following table summarizes the use of performance bonds by type in the municipalities surveyed:

<u>Municipality</u>	<u>Performance Bond</u>		<u>Uses</u>
	<u>Performance Bond Through Ins. Co.</u>	<u>Letter of Credit or Cash Deposit</u>	
Surrey	Yes	Yes	For Engineering works and landscaping
Richmond	No	Yes	For subdivisions, building relocations and Land Use Contracts
Municipality of Langley	No	Cash Only	For all subdivisions and Land Use Contracts
Delta	No	Yes	For subdivisions and development approvals
Coquitlam	No	Yes	For Engineering, landscaping and development agreements
Burnaby	No	Yes	For Engineering, landscaping and demolitions in subdivisions and rezonings
Mission	No	Yes	For Engineering, Land Use Contracts, subdivisions
District of North Vancouver	No	Yes	For landscaping only
Victoria	No	No	-
City of Langley	No	Yes	For Engineering, landscaping & Land Use Contracts
New Westminster	Infrequently	Yes	For subdivisions (Attached to Building Permit)
City of North Vancouver	Being Phased Out	Yes	For off-street parking, landscaping and Land Use Contracts
Port Coquitlam	No	Yes	For Engineering Works, Land Use Contracts, Subdivisions and rezonings
Port Moody	Only for the Development of City-owned Land	Yes	For subdivisions, Land Use Contracts & other developments requiring approval

Performance bonds have been used by some of the local municipalities to insure against the failure of the developer to carry out:

- 1) landscaping;
- 2) exterior finishing - railings, awnings, painting, etc.;
- 3) compliance with set-back requirements;
- 4) parking or vehicular access;
- 5) utilities/servicing;
- 6) completion of a development within a specified time period; and
- 7) the use for which rezoning was given.

Cont'd . . .

Clause #4 continued:

Surrey is the only one of the municipalities contacted which uses performance bonds issued through an insurance company as a third party on a regular basis. Some municipalities have used such three-party performance bonds in the past, but have discontinued the practice largely due to the necessity of going to court to collect on these bonds. The municipalities which employ letters of credit or cash deposits to expedite development report that they have generally proven satisfactory.

In general, performance bonds should not be considered as a penalty imposed on a developer if the terms of the bond are not met. Rather, they provide compensation to the municipality for any inconvenience and costs incurred by the non-performance of the developer. In the case of bonds involving small amounts of money, such as for landscaping around a residence, the municipality may use the money obtained from the bond to complete the required work if the developer fails to do so. However, in the case of large developments, if the venture is economic, another developer would probably take it over. The amount of the bond may then cover the costs incurred by the municipality as a result of the transfer. In the event that the project was not completed because it had proven to be uneconomic, the bond may cover the costs of demolition or conversion to another plan.

EVALUATION

Both types of performance bonds require a variety of administrative activities:

- 1) the decision to seek a performance bond before issuance of a Development Permit (Director of Planning)
- 2) evaluation of the amount to be required by the bond (Probably by the Finance Department in connection with Planning Department)
- 3) preparation of the bond statement (Legal Services)
- 4) processing of changes in the plan which affect the conditions of the bond (Planning Department and Legal Services)
- 5) inspection of construction to determine compliance with the terms of the bond (Permits and Licenses)
- 6) deciding at what point the conditions of the bond have been broken (probably by the Director of Planning and the Director of Legal Services)
- 7) deciding when amendment of the terms of the bond should be given in the case of events beyond the control of the developer (Planning Department and Legal Services)
- 8) obtaining completion of the work or dealing with any effects in the event of non-performance (Director of Planning in consultation with other Department heads)
- 9) storing the bond during performance period (possibly by the Finance Department)

In addition, performance bonds issued through an insurance company may require:

- 1) negotiation with the bonding company in the event that the owner fails to keep up payment of premiums (Legal Services)
- 2) proof of pecuniary damages to the City as a whole as part of a court case in the event of non-performance (Legal Services)

Clause #4 continued:

Letters of Credit are slightly more complicated to administer than cash deposits since they are not automatically renewable in the event that the period of the bond needs extension for some reason other than the negligence of the developer. However, letters of credit are generally preferred by developers to cash deposits, especially for large bonds, since the bank charge for such bonds is minimal compared to the expense of having cash kept unavailable. Furthermore, since the cost of letters of credit is low, the developer will not pass a considerable cost along to the final consumers of their projects.

Due to the high administration costs and possible lengthy delays in collection which may occur with three party performance bonds, letters of credit or cash deposits are preferred in those specific cases where the development permit does not seem sufficient to encourage the developer to complete any or all aspects of the project.

RECOMMENDATIONS

The Director of Planning and the Director of Legal Services recommend:

- A. that performance bonds involving a third party not be used by the City,
- B. that the Director of Permits & Licences be instructed to report on how the enforcement of the terms of Development Permits issued with conditional uses could be intensified, and
- C. that a letter of credit type of performance bond be used in cases of major developments or developments on City-owned lands at the discretion of Council (after the recommendation of the Directors of Planning and Legal Services) where a feature such as landscaping is considered to be of particular public significance yet could conceivably be left uncompleted."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and Director of Legal Services be approved.

CONSIDERATION

5. Deferred Property Taxes - False Creek Development

The Director of Finance reports as follows:

"Introduction

Under the terms of the ground leases for the non-profit residential developments in False Creek - Area 6 - Phase I, payments for the ground rent and an amount in lieu of taxes were to commence on July 1, 1976. As all the projects are not yet completed, and won't be completed for periods of up to six months, the payments for rent and taxes up to the date of occupancy will have to be a capital cost as there will not be rental income to pay for them.

C.M.H.C. is providing, in most cases, 100% of the mortgage funding for the non-profit developments (the exception is Lots 1 and 4 in which the developer provides 5% equity and receives a controlled return on that equity). C.M.H.C. has agreed to provide additional mortgage funding to cover the cost of rent payments up to the date of occupancy.

Deferral of Taxes

C.M.H.C. have advised the City that, due to administrative problems associated with maximum mortgage limits, C.M.H.C. cannot pay for the taxes, which are currently due, out of the mortgage funds. C.M.H.C. have requested the taxes to be deferred until the individual projects are completed and occupied in order that the taxes may be

Manager's Report, August 6, 1976 (FINANCE - 8)

Clause #5 continued:

paid out of the first month's revenues. The projects are permitted to use their first month's rentals to pay for assorted start-up costs and do not have to apply it to mortgage repayment. Under the terms of the ground lease, if Council permitted deferral of property taxes, interest would be charged on the deferred property taxes at the rate of 13.25% per annum.

Request re Interest Charge

C.M.H.C. have requested that the City give consideration to waiving the interest charge on the deferred property taxes. The cost of waiving the interest charge cannot be determined at this point, but would be roughly \$5,000 - \$6,000. The Director of Legal Services advises that the C.M.H.C. request for waiving the interest charge would be a grant request and would require eight affirmative votes of Council for approval.

Consideration

The following is submitted for CONSIDERATION of Council:

- A. That the amount in lieu of property taxes on Lots 1, 2, 3, 4, 10, 24, 26 and 29, False Creek be deferred until the date of substantial occupancy of the individual properties with payment of the accumulated deferred taxes to be made on that date, and
- B. That the interest charge on the deferred property taxes be waived."

The City Manager submits the foregoing report of the Director of Finance for CONSIDERATION of Council.

6. Request of Actors' Workshop for Grant

The following report has been received from the Director of Finance.

"The Actors' Workshop group, currently leasing the old No. 2 Fire Hall from the City, sent the following request to the Mayor for consideration by Council.

'As the old Fire Hall is a municipal building and was used for civic purposes prior to our occupancy a water meter was never installed. We have been informed that the installation of a meter is now required and we are liable for the two hundred dollar installation fee and subsequent charges.

We are requesting that a waiver be considered as we do not own this building and had not allowed for this expense.

Your gesture of support for our efforts so far in the renovating of this Vancouver landmark would be greatly appreciated, particularly at this time when we are struggling with the rising costs of completing this project.'

Background

The lease between the City and the International Actors' Workshop for the use by the Actors' Workshop of the old No. 2 Fire Hall runs from March 1, 1976 through February 28, 1986. It specifies that the old Fire Hall can be used for or as a performing arts centre, by community groups for social, cultural, and recreational purposes. The lease allows the lessee to levy charges against any other users mentioned above.

The rent payable by the lessee is as follows:

Period March 1, 1976 to February 28, 1977 - \$1.00
March 1, 1977 to February 28, 1978 - \$100.00 per month
March 1, 1978 to February 28, 1979 - \$200.00 per month

The rent is to be reviewed as of the first day of the 37th month (March 1, 1979) and thereafter upon the expiry of each and every 12 month period.

Cont'd . . .

Manager's Report, August 6, 1976 (FINANCE - 9)

Clause #6 continued:

Item 11 of the lease states that the lessee shall pay all expenses and charges on account of telephone, electricity, heating, water, garbage collection, and all other expenses normally incurred in the operation of the premises.

The question of payment for water and installation costs of the meter was specifically raised by the Director of Construction and Maintenance on February 11, 1976, prior to the signing of the lease and particularly with respect to lease item 11 as referred to above. The matter was discussed with the Law Department and the Properties and Insurance Division. Both agreed that the cost of installing the water meter is the responsibility of the lessee (the Actors' Workshop). Also the lease quite clearly states that the lessee is responsible for the cost of water used.

The Actors' Workshop have carried out renovations in excess of \$100,000 funded from L.I.P. and a Provincial cultural grant. The renovations are now nearly completed, and the funding depleted."

The City Manager submits the request of the Actors' Workshop for a grant equal to the cost of the installation of the water meter (approximately \$200.00) and forgiveness of the ongoing costs of water, for Council CONSIDERATION.

7. Legal Fees - Mr. Lance Evans

The Director of Legal Services advises that the following communication has been received from the Chairman of the Park Board:

"Legal Fees - Mr. Lance Evans - former assistant Community Centre Director - Hastings Community Centre

It was reported that Mr. Lance Evans was charged with assault following an incident on January 21, 1976, while on duty at the Hastings Community Centre. The incident involved the ejecting of an unruly youth. Mr. Evans appeared before Judge McCarthy on April 15, 1976, and the case was dismissed. The complainant, Fred Kellaway, age 16, admitted in court that he was not injured by Mr. Evans when he was escorted out of the building without force. On April 23, 1976, Mr. Evans requested the Board to pay the legal fee incurred in this action amounting to \$250. Mr. R. C. Walker, Solicitor, City Legal Department, was contacted and after reviewing all pertinent information advised that it was reasonable for the City of Vancouver (Park Board) to pay Mr. Evan's legal fees.

It was regularly moved and seconded,

'RESOLVED: That the Board request City Council to pay Mr. Lance Evan's legal fees of \$250 to Beck Robinson & Company, Barristers and Solicitors.

- Carried.'..."

The City Manager submits the request of the Park Board for Council's CONSIDERATION.

RECOMMENDATION

8. Charter Amendments

The Director of Legal Services reports as follows:

"On June 11, 1976 I advised City Council that I would be preparing a draft Bill seeking some Charter amendments for the fall session.

Manager's Report, August 6, 1976 (FINANCE - 10)

Clause #8 continued:

Attached to this report is the form that the draft Bill will take, but as this is a highly technical Bill which must be correlated with the existing Charter to be understood, I will outline its effect.

- Sec. 1 - Title
- Sec. 2 - self-explanatory - requested by City Clerk
- Sec. 3 - housekeeping - removing reference to corporate voting which no longer exists
- Sec. 4 - self-explanatory - requested by City Clerk
- Sec. 5 - self-explanatory - requested by City Manager
- Sec. 6 - amendment resulting from Park Board study - self-explanatory
- Sec. 7 - It is not abundantly clear that Council has the power to indemnify Board members or Council members if sued as a result of performing City business. This amendment gives Council the authority to do so if it wishes.
- requested by Director of Legal Services
- Sec. 8 - It is felt that specific provisions should be inserted to deal with a property acquisition fund. - requested by Director of Finance
- Sec. 9 - changes the provisions on voting when it is desired to prohibit business activities - change is from unanimity to 8 votes. Similar to grants
- requested by Council
- Sec. 10 - housekeeping - to bring five-year plan question in line with property acquisition fund amendment - requested by Director of Finance
- Sec. 11 - This amendment would allow Council to regulate shops closing on all days of the week and remove a reference to working conditions and labour matters which is now redundant due to modern labour legislation.
- requested by Council and Director of Legal Services
- Sec. 12 - This will allow Council to regulate burglar alarm systems which at present are causing a lot of lost time to Police due to inadequate maintenance, etc.
- requested by Police Department
- Sec. 13 - increases business tax penalty from top limit of 10% to 12% - requested by Director of Finance
- Sec. 14 - increases rate on unpaid business tax from top limit of 8% to 12% - requested by Director of Finance
- Sec. 15 - a housekeeping amendment resulting from an earlier amendment. It has no operative effect on anyone.
- requested by Director of Legal Services
- Sec. 16 - allows Council to accept payment of money in lieu of required off-street parking - requested by Council
- Sec. 17 - allows Council to adopt the National Fire Code as complementary to the already adopted National Building Code - requested by City Building Inspector
- Sec. 18 - to give clear authority for the establishment of the Building Board of Appeal - requested by Director of Legal Services

Manager's Report, August 6, 1976 (FINANCE - 11)

Clause #8 continued:

- Sec. 19 - abolishes the office of 'City Electrician'. This is now a department of Engineering.
- requested by City Engineer
- Sec. 20 - complementary to above - requested by City Engineer
- Sec. 21 - Allows Medical Health Officer to order the provision of necessary utilities within 24 hours. If not done he may take action and the cost goes on the Tax Roll.
- requested by Council
- Sec. 22 - allows Council to increase present rate of 8% on delinquent taxes to 12% - requested by Director of Finance
- Sec. 23 - implement change approved earlier by Council after
& adoption of the Park Board Matrix study
- Sec. 24 - approved by Council
- Sec. 25 - broadens Council's powers with respect to heritage designations - requested by Council
- Sec. 26 - complementary to section 25
- Sec. 27 - updates to 1976 a limit imposed in 1964 when relaxation in RS districts was obtained - requested by Council

Unless otherwise instructed by Council I shall now proceed with the preparation of the formal documents required and therefore RECOMMEND that I be instructed to take all necessary steps to advance the proposed amendments before the fall sitting of the Legislature."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services.

INFORMATION

9. Civic Theatres Revenue Increase - Bar Prices

The Manager of the Queen Elizabeth Theatre reports as follows:

"The Finance and Administration Committee on June 3, 1976 requested that the Civic Auditorium Board review the present bar prices and submit through the City Manager a report to Council on recommended increases. The Council adopted this recommendation on June 15, 1976.

The Civic Auditorium Board at its meeting on July 2, 1976 approved an increase in bar prices to a \$1.50 per drink effective September 1, 1976."

The City Manager submits the foregoing report of the Manager of the Queen Elizabeth Theatre for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 711-712

Manager's Report, August 6, 1976.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Sale and Subdivision - City-owned land
Situating: North Side of 18th Avenue
and West of Renfrew Street

The Acting Supervisor of Property & Insurance reports on behalf of the Property Endowment Fund Board, as follows:-

The City owns Lot 8, Block M, Section 44, T.H.S.L., Plan 11660, situated on the North side of 18th Avenue and West of Renfrew Street. The lot is zoned R.S.-1 and is approximately 127 feet wide X 102 feet deep. The fill placed on the site to bring it up to satisfactory grade has settled and compacted over the years.

The owners of the abutting lot have renewed their request to purchase the westerly seven feet, more or less, of Lot 8 to bring their property size up to a width comparable with the other lots in the block. The Property Endowment Fund Board in considering this request, recommended that the strip be sold to the owners of Lot 7 subject to a suitable price being agreed upon, and the balance of Lot 8 being subdivided to create three 40-foot lots. The Director of Planning has concurred with this proposal.

Following negotiations, the owners of Lot 7 have submitted an offer of \$2,500.00 inclusive of registration fees and current taxes for this 7-foot strip. The Acting Supervisor of Property & Insurance believes this represents fair market value and it is, therefore,

Recommended that a strip approximately 7 feet wide along the westerly side of Lot 8 be sold to the owners of Lot 7 subject to the following conditions:-

- (1) the portion of Lot 8 being purchased to be consolidated with Lot 7 to form one parcel;
- (2) sale price to be \$2,500.00 inclusive of registration fees and current year's taxes with date of sale to be date of Council's approval of the sale;
- (3) an administrative fee of \$50.00; the City to provide the Deed of Land and Subdivision Plan to convey the west 7 feet, more or less, to the abutting owners and consolidate the site; any other documentation required by the Land Registry Office to be the responsibility of the purchaser.

The balance of Lot 8 will be subdivided to create three 40-foot lots to be placed on the market."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance submitted on behalf of the Property Endowment Fund Board be approved.

Cont'd . . .

Manager's Report, August 6, 1976.....(PROPERTIES - 2)

2. Lease of City Property
S/W Corner Howe and Pacific Streets.

The Acting Supervisor of Property & Insurance reports as follows:

"The above City Property, W½ and E½ Lot A, Blk. 121, D.L. 541, S/W Corner Howe and Pacific Streets, is reserved from sale for future highway requirements.

The site measures 100' x 120', is zoned CM-1 Commercial, and is improved with a service station type building and blacktop.

It is leased to Wilf's Automatic Transmission until July 31, 1981, and the rent is subject to review as of August 1, 1976.

After negotiations, the Lessee has agreed that the rent be increased from \$201.98 per month plus taxes to \$330.00 per month plus taxes.

The Acting Supervisor of Property & Insurance considers that the suggested rent represents market rental value.

Recommended that the rent for this property be increased to \$330.00 per month plus taxes as if levied as of August 1, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Establishment For Lane Purposes - South side of 71st Avenue west of Ash Street

The Acting Supervisor of Property & Insurance reports as follows:

"Lot 32, Block 3, D. L. 311, Plan 3362, situated on the South Side of 71st Avenue and West of Ash Street was acquired by tax sale in 1926 and has been reserved from sale since that time for zoning and road considerations. The City Engineer has now requested that the westerly 3.5 feet of this lot, as shown on Explanatory Plan marginally numbered LF7766 (a paper print of which is attached) be established for lane purposes to bring the existing lane up to current standards.

It is therefore recommended that the Westerly 3.5 feet of Lot 32, Block 3, D. L. 311, Plan 3362, as outlined on Explanatory Plan marginally numbered LF7766 be established as lane and that the Formal Resolution submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

Cont'd . . .

4. Proposed Public Open Space - Thunderbird "Island"
N/E Corner of 2nd Avenue and Skeena

The Acting Supervisor of Property & Insurance reports as follows:

"Reference is made to Item 3. (H) Standing Committee on Planning and Development's report dated April 24, 1975 confirmed by City Council on May 6, 1975 approving the following:

'That the City of Vancouver formally contact the B.C. Hydro Authority with its intention of purchasing or leasing at a nominal sum, or otherwise obtaining the use of Block 105, Section 28, T.H.S.L. in order to incorporate this piece of land, into the proposed public open space.'

This triangular portion, which is approximately .295 acres, is to be assembled together with abutting City-owned lands to form a small park site.

Following lengthy negotiations with the Department of Highways they are prepared to lease the aforementioned Block 105 on the following basis.

- 1. Term of lease to be twenty years commencing August 1, 1976.
- 2. Rent to be \$25.00 per annum as of August 1, 1976.
- 3. Lease to be subject to the B.C. Hydro and Power Authority gas pipeline and that no vehicular access will be permitted from First Avenue or the ramp to Highway #1.
- 4. City to pay advertising and necessary legal costs.

Recommended that the City lease the triangular portion of Block 105, Section 28, T.H.S.L. on the foregoing basis.

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

5. Dedication for lane purposes - portion of Lot 23 etc.
Situated W/S Copley north of the lane north of 19th Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"Lot 23, Block 8, Subdivision A, D. L. 195, Plan 1224, situated W/S Copley north of 19th Avenue was acquired by Tax Sale in 1936. The City Engineer advises a small portion of this lot extends into the lane area and has been in use for lane, but has never been formally dedicated for such use. To resolve this matter he has provided a plan of subdivision marginally numbered LE4392 to dedicate this small portion of Lot 23 and establish the boundaries of the balance of the lot.

Clause #5 Continued:

It is therefore recommended that the Director of Legal Services be authorized to execute this Plan of Subdivision on behalf of the City, which will dedicate this portion of Lot 23 for lane purposes."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

RECOMMENDATION AND CONSIDERATION

6. Canron Ltd. - Lease extension

The Acting Supervisor of Property & Insurance reports as follows:

"Canron lease lots 50, 50A, 51, 51A, 52, 52A, D.L. 2064 and a portion of Columbia Street end from the City on a thirty-year lease terminating September 23, 1988. This property contains approximately 10½ acres and the present rent is \$60,000.00, increasing to \$65,000.00 September 24, 1976 and \$70,000.00 the following year, plus taxes in each year.

On December 16, 1975, Council passed the following motion:

- 'A. That land use Policy Option 2 be adopted for the purposes of planning the east end of False Creek subject to the major pedestrian link around the waterfront being negotiated as a desirable feature on a lease-by-lease basis.
- B. That the Supervisor of Property & Insurance be instructed to negotiate with Canron Ltd., Western Bridge Division a lease agreement based on market value of land and report back on a proposed extended lease acceptable to the City and to the company, such lease not to involve a reduction in area other than that required for the walkway.'

Policy option 2 was:

- '2. Mixed Uses, including industry, recreation, and housing. Compatible industrial uses that require locations adjacent to Downtown or take advantage of major transportation routes - existing and proposed - can be provided. This option carries the following implications:
 - major pedestrian links would be provided (1) around the waterfront (2) from the Creek to Downtown and (3) from the Creek to Chinatown
 - current transportation proposals in Area 3 could proceed
 - long-term leases of City land could be granted to certain industries
 - spur rail lines would be retained in the East Basin of False Creek
 - public waterfront access and water-based recreation could occur in the East Basin
 - housing and commercial uses could be developed
 - existing industries would have to make major changes to become compatible and attractive.'

A number of meetings have been held with officials of Canron, their solicitor and this office in an effort to find solutions that would be acceptable to both parties. Initially the company was unwilling to accept the fact that the City expected a substantial rental increase, in addition to improving their operation to make it more compatible and attractive.

Manager's Report, August 6, 1976.....(PROPERTIES - 5)

Clause #6 Continued:

Canron intend to spend approximately one and one half million dollars over the next two or three years on improvements to the land and buildings if the lease can be extended from 1988 to 2006. Approximately one half million of this will be spent in what can be termed beautification, such as demolishing old shipyard gantry building, painting, clean up and rip rapping of waterfront, landscaping, waterfront walkway, etc. In addition, the company will lose the use of approximately 22,000 square feet of land when the walkway is constructed.

The company feels that the rentals fixed at the time of the last rental review should be retained for the next two years as it is during this time that they will be making these large expenditures. They also maintain that it is a necessity that their rent be fixed for a number of years so that they can budget for the amortization of the one and one half million dollar capital cost. They are very conscious of the effect of increased land values as their rental during the period 1968 to 1973 had been \$26,790.60 per year plus taxes and was then increased over the next five year period to \$50,000.00, \$55,000.00, \$60,000.00, \$65,000.00 and \$70,000.00 per year plus taxes.

Canron have agreed to the following terms and conditions:

- (a) The term of the lease to be thirty (30) years commencing September 24th, 1976 and ending September 23, 2006.
- (b) Rental for the first fifteen (15) years of the term of the lease shall be as follows:

<u>Year</u>	<u>Rental Per Annum</u>
First	\$65,000.00
Second	\$70,000.00
Third	\$150,000.00
Fourth	\$160,000.00
Fifth	\$170,000.00
Sixth	\$180,000.00
Seventh	\$190,000.00
Eighth	\$200,000.00
Ninth	\$210,000.00
Tenth	\$220,000.00
Eleventh	\$230,000.00
Twelfth	\$240,000.00
Thirteenth	\$250,000.00
Fourteenth	\$260,000.00
Fifteenth	\$270,000.00

The rental shall be paid semi-annually in advance.

- (ii) The Lease shall provide for rent reviews at five year intervals on the 15th, 20th and 25th anniversaries of the commencement date of the Lease.
- (c) The Tenant shall be responsible for payment of all taxes levied on the lands and improvement in addition to the rental under the Lease.
- (d) The Lessee agrees to provide a 10' wide right-of-way along the west boundary line of the property from 1st Avenue to the water and a 20' wide right-of-way adjacent to the shoreline of False Creek for a public pedestrian walkway. The company agrees to provide a pedestrian bridge over the Scow Berth or Berths.
- (e) The surrender of the present lease be incorporated in the new Lease.
- (f) The form of the Lease shall be drawn to the satisfaction of the Supervisor of Property and Insurance and the Director of Legal Services.

The Acting Supervisor of Property & Insurance is of the opinion that the terms of the extended lease are reasonable to both parties and it is therefore recommended that the City enter into a lease with Canron Ltd., Western Bridge Division on the foregoing terms and conditions."

Cont'd . . .

Clause #6 Continued:

The Director of Planning reports as follows:

"Clause (d) of the proposed lease terms and conditions refers to the provision of the rights-of-way along the waterfront and along the westerly boundary of the site. No reference is made to improvements to the public walkway and/or maintenance thereof. Therefore, it would be desirable to add the following sentence to Clause (d):

'Landscaping and maintenance of these public rights-of-way, to standards acceptable to the Director of Planning and the Parks Board, is the responsibility of the lessee, and this work is to be undertaken concurrently with the intended improvements of the shoreline during the first 3 years of the lease.'

It is noted that this matter has not been discussed with Canron Ltd. The Company has agreed, in writing, to provide a bridge over the scow berth or berths as part of the future walkway system.

It is further noted that the provision of and maintenance of the waterfront walkway will be undertaken by the landowner/developer in Area 2 (Marathon Realty), Area 6 (City), Area 9 (C.M.H.C.), and Area 10A (B.C. Central Credit Union). In the case of the Egmont Towing Co. site, which adjoins the Canron lease to the west, the question of responsibility for developing the walkway was not considered. Egmont Towing have agreed to the provision of the right-of-way across their narrow (100-foot) water frontage.

It is important that the question of standards and development costs associated with the proposed waterfront walkway be established at this time in view of the length of the proposed lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved and submits the report of the Director of Planning for CONSIDERATION.

CONSIDERATION

7. Lease of City-owned Property
N/E Corner of Arbutus Street & 7th Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"Lots 17-20 Inclusive (Ex. R.O.W.) Block 285, D. L. 526, City-owned property acquired through Tax Sale, is being held for possible future park purposes and is presently under a year-to-year lease to St. Augustines Church for school playground purposes at a nominal rental of \$10.00 per annum.

This property was not developed for playground purposes due to a decrease in the Church's school enrollment and consequently, has remained vacant for many years.

The Vancouver Montessori Schools Ltd., who until recently were renting space from the Vancouver School Board in the old Model School on 12th Avenue, have requested this Office's assistance in finding a site to relocate the school for a period of 1 to 2 years. It is the intention of Montessori Schools to locate permanently on Granville Island when that area is developed for cultural and recreational use.

Cont'd . . .

Clause #7 Continued:

Various sites were investigated for the school and the best location is considered to be the subject property.

Father Mohan of St. Augustines has been approached respecting the Church's plans for the site and he has now agreed to surrender the lease, subject to the Church being granted a first right to re-lease the site when vacated by the Montessori School.

Due to the high cost of renting the required portable structures to accommodate the School at this location, Vancouver Montessori has requested that a nominal rental be established for the maximum term of 2 years.

In view of the nature of the proposed use of this site, and also the tight financial circumstances of the School, it has been proposed that a nominal rental rate of \$1.00 per annum be applied in this case.

If Council agrees to the foregoing proposals, it is suggested that:

The Acting Supervisor of Property and Insurance be authorized to accept a surrender of lease from St. Augustines Church for Lots 17 - 20 Incl. (Ex. R.O.W.), Block 285, D. L. 526, subject to the Church being granted first right to re-lease the site when vacant, and further

THAT a new lease be granted to Vancouver Montessori Schools Ltd. for a period of two years at a nominal rent of \$1.00 per year, and further

THAT the lease document be drawn to the satisfaction of the Director of Legal Services."

The City Manager submits the foregoing report of the Acting Supervisor of Property & Insurance for Council's CONSIDERATION.

RECOMMENDATION

8. False Creek - Ground Leases - Commercial Properties

The Director of Finance reports as follows:

"On June 22, 1976, Council approved the terms and conditions for the ground leases in False Creek, Area 6 - Phase I for the commercial developments. One of the terms required the lessee to sub-divide the commercial properties under the provision of the Strata Titles Act as soon as feasible after the ground lease is registered. The lessee is not permitted to assign his interest in the properties until such sub-division takes place. The lessee, Frank Stanzl Construction Ltd., now advises the City that these terms will create some financing difficulties, and he wishes the option to not stratify the property until a later date.

It is recommended that the terms of the ground leases for the commercial developments in Lots 5, 7 and 32 be amended as follows:

- a) By giving the lessee the option of creating or not creating condominiums under the Strata Titles Act, as the lessee deems advisable.
- b) Prior to the completion of construction of the buildings contemplated by the parties, the lessee shall be permitted to assign the lease only for the purposes of financing such buildings, and upon the completion of construction of such buildings, the lessee shall not assign the lease without the consent of the City, such consent not to be arbitrarily withheld."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved. FOR COUNCIL ACTION SEE PAGE 713-5

MANAGER'S REPORT

July 30, 1976

TO: Vancouver City Council

SUBJECT: Open Bible Chapel - Champlain Heights

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"At a Public Hearing on August 12, 1975, Council instructed the Director of Planning to report to Council on the matter of form of development, parking, church capacity, and traffic density on 58th Avenue prior to the issuance of a development permit.

REASONS FOR REPORTING:

- (1) A development permit application has been received from Open Bible Chapel Society for processing by the Planning Department;
- (2) The form of development for this application is substantively different from the original proposal (Alternative One) as approved by Council as the basis for the conditions of development; and
- (3) Clarification is required from Council reaffirming whether this is the type of scheme which is considered in accordance with the conditions of development, and is the type of scheme Council wishes to endorse.

The Open Bible Chapel proposal for apartments, senior citizen apartments, church, medical facility and future student residences, as outlined in this report, refers to Lots 5,6 and 7, D.L. 334, Plan 13993 (Sites 4,5 and 6 in Area "A" of Champlain Heights) located on the north side of 58th Avenue east of Kerr Road (see Appendix 1). The Champlain Mall District Commercial Centre is located to the north, public housing on the east, townhouses and garden apartments (strata title and limited dividend) to the south and personal care - Senior citizens housing to the west.

BACKGROUND

Jones, Haave, Delgatty Architects (representing Open Bible Chapel) approached the Vancouver City Planning Department in the spring of 1974 with a development proposal for a Bible Chapel, seminary school, 13 storey Senior Citizen's Apartment, 12 storey Limited Dividend Apartment, and a 4 storey apartment for Seminary Students. However, whereas the low site coverage and high rise development aspects of the scheme generally conformed with the plan of development approved by Council in 1968, the Church and related school aspects of the proposal did not conform with the uses approved as part of the CD-1 By-law for the area.

City Council, on August 27, 1974, referred this matter back to the Community Development Committee to hold a public meeting in the area. At the public meeting, on October 21, 1974, residents expressed the following concerns related to the Open Bible Chapel proposal:

- (1) High rise development was considered undesirable;
- (2) The church was not of community orientation, and therefore did not meet the guidelines established by the Planning Advisory Committee; and
- (3) The community already has a high proportion of senior citizens and low income residents.

The Chairman of the Community Development Committee reported these concerns to Council on November 5, 1974. City Council passed the following resolutions:

- (1) THAT the rezoning application of the Open Bible Chapel Complex to locate on a site at 54th and Kerr, on the south side of the new Champlain Mall development, be referred to a Public Hearing.
- (2) THAT the Director of Planning report to Council as to any alternatives to high-rise developments in the area of 54th Avenue and Kerr Street.

On May 15, 1975, the City Manager submitted a report of the Director of Planning and the Supervisor of Property and Insurance to the Planning and Development Committee which suggested two alternatives in addition to the original proposal: one with a higher site coverage and retention of ten-storey high-rise with the advantage that it provided possibility for incorporating medical facilities in the project; the other proposed two five-storey Senior Citizen apartment buildings with less site coverage. Both schemes retained the common elements of Church, School and Student housing.

City Council, on May 27, 1975, approved the recommendation of the Planning and Development Committee:

- (1) THAT the development of a complex by the Open Bible Chapel Society be permitted in Champlain Heights;
- (2) THAT the Director of Planning be instructed to make application to amend the CD-1 by-law to permit "church" and related "school" and submit the application direct to a Public Hearing.
- (3) THAT Alternative Number 1 (i.e. the original proposal by Open Bible Chapel) be selected as the basis for conditions of development.

At a special meeting of Council (Public Hearing) held August 12, 1975, Council passed the following motion:

' THAT Section 2 of CD-1 Comprehensive Development District By-law No. 4550 be amended by adding the following:

church and related school

but that the matter of form of development, parking, church capacity and traffic density on 58th Avenue be reported to Council prior to the issuance of any development permit.'

Council approved the exchange of lands with Open Bible Chapel Society subject to their obtaining financing approval in principle from CMHC and the B.C. Department of Housing and receiving Development Permit approval.

FORM OF DEVELOPMENT

Preliminary assessment of the application (as summarized below and outlined in further detail in Appendix II) reveals that whereas the scale and density of the proposal is generally in accordance with the applicant's original proposal, the building form has been altered significantly. The original proposal called for twin point towers concept as opposed to a one large slab building as submitted by the applicant.

CONDITIONS OF DEVELOPMENT

DESCRIPTION	ALTERNATIVE NO. 1 APPROVED BY COUNCIL, MAY 27, 1975	PROPOSAL
Building Form	Point Towers, Church and Student Residence	One Slab Building, (including Medical - Dental offices) Church and Student Residence (Proposed).
F.S.R.	1.30	1.31
Density (Excluding Student Accommodation)	225 Suites	230 Suites
Site Coverage	30%	29%
Maximum Height	13 Storeys	13 Storeys

It is considered that the proposed slab building does not conform to the conditions of development and is unacceptable from a planning viewpoint for the following reasons:

- (1) The Urban Design Group of the Planning Department consider that this development will be the most visually dominant landmark in Champlain Heights. A change from the original twin point tower concept to a slab building will increase this dominance - resulting in one building which measures 258 feet long, 56 feet wide and 118 feet high - and result in a less desirable urban design solution.
- (2) Slab building affords little transition from the surrounding two-three storey residential and commercial development. The institutional appearance of the building in addition to its large mass and bulk, will detract from the existing residential environment.
- (3) Slab building affords less flexibility in site design. In view of the height and scale of the building, in relation to the surrounding 2 and 3 storey development, efforts should be made to retain as much of the existing vegetation (large evergreen trees, vine maples, etc.) as practicable to soften and reduce the visual and physical impact of this development. It is considered that a survey locating all significant trees on this sight should be undertaken.
- (4) Slab building reduces the opportunity for providing useable outdoor social space. The proposal, as submitted, restricts most open space to the north-west corner of the site which would fall under shadow a good deal of the time, particularly during the spring & fall equinox and winter solstice.
- (5) Slab building will increase interaction between senior citizens and residents living in Limited Dividend portion of the project. Although interaction between these groups is often considered socially desirable, past experience and social research indicate otherwise. Studies of senior citizens housing suggest that the majority of seniors (approximately 90%) would prefer to live in a building without children and teenagers. (Guttman, G.A., 1976), (Laughton, M.D. 1968).

Similarly, seniors are generally not prepared to use a facility or social area which involves mixing with children and/or teenagers (Urban Design Centre, 1975). It is important to consider different spaces for various age groups. Evidence from Research suggests that when older people are concentrated in one area they develop more friendships and have higher morale in comparison to mixed developments where seniors tend to be largely ignored. (Rosow, I; 1967). Hence, there is evidence which indicates that mixing seniors with children and/or teenagers is not socially desirable unless (a) Special circumstances are employed (i.e. scheduling of social areas, etc.), and/or (b) there is a high degree of group cohesiveness before the residents move into a development.

PARKING AND TRAFFIC CONSIDERATIONS

The City Engineer reports as follows:

- ' Present Situation - there is no evidence of either a traffic problem or a parking problem on East 58th Avenue. Because of the nature of the area, with medium to high density development and somewhat lower proportion of land dedicated to streets than is prevalent throughout the City, it is inevitable that traffic volumes will be somewhat higher than they would be in a single family neighbourhood. In addition, E. 58th Avenue functions as a bus route westbound. Under these circumstances, observed afternoon peak hour traffic volumes of 175 vehicles (two-way) are not excessive and no evidence of through traffic was found. Parking is available on both sides of E. 58th and only a small proportion of the available space was observed to be in use.

Proposed Development - The proposed Development would add about 40% to the existing traffic on 58th Avenue which would be well within the capacity of the street system. However, the proposed 154 spaces is not considered adequate to meet parking requirements for this development. Also, adequate loading facilities have not been provided (2 required, none provided). Total parking requirements, as outlined below is 223 spaces.

DESCRIPTION	PARKING REQUIREMENTS	
	REQUIREMENT	TOTAL SPACES
Senior Citizen	1 Space per 6 Units	22
Limited Dividend	1 Space per Unit	100
Student Housing *	1 Space per 6 Students	12
*(Additional space required if future development)		
Church	1 Space per 10 seats	86
Office (Medical - Dental)	1 Space per 1000 sq. ft.	3
TOTAL		223

The difference between the proposal and parking requirement is based on a higher parking standard for lower-income housing. The above figures imply some shared use of parking facilities such as medical-dental facilities, guest parking, etc. It is anticipated, however, that at times of peak public assembly (i.e. church meetings, recreational activities, etc.) some overflow parking will occur on 58th Avenue and the Champlain Mall parking area, but should not create any major problem.

In summary, no traffic or parking problems were observed on 58th Avenue east of Kerr Street. The proposed church and related development is of a somewhat higher density than adjacent uses, and would generate correspondingly higher traffic volumes. However, these volumes would be well within street capacity, so that no problems are anticipated. There is a definite deficiency in the proposal concerning parking and loading facilities.

It should be noted that this scheme is somewhat unusual in nature, resulting in some difficulty assessing parking and access needs. To back up the assessment, it is suggested that a (1) firm commitment should be obtained from the developer that he will provide additional parking if, in the City's judgement, it is required on the basis of operating experience, or, (2) the proposal be revised to provide adequate parking and loading facilities.'

CHURCH CAPACITY

On the basis of the submitted drawings, marked 'Received City Planning Department, July 21, 1976', the church capacity is estimated to be 858 seats, well in excess of the size of most neighbourhood churches.

URBAN DESIGN PANEL

'The Urban Design Panel, on July 22, 1976; reviewed the above application and noted that the form of development is substantially different from the original proposal approved by Council as the basis for development and of the concern of the Planning Department for the change from the original point-tower buildings to a state building. The panel concurred with their comments. The panel considered the design too institutional and dull, and would be a poor focal point for Champlain Heights.

Recommendation: That this application be refused.'

RECOMMENDATION

The Director of Planning therefore recommends that:

- A. the twin point-tower concept (Alternative No. 1) originally approved by Council on May 27, 1975 be the basis for conditions of development and the applicant be notified accordingly
- B. an additional site plan to be submitted to clearly indicate to the satisfaction of the Director of Planning the location and sizes (by height and caliper) of all existing major trees and their relationship to the proposed building.
- C. adequate parking and loading facilities be provided to the satisfaction of the City Engineer."

The City Manager submits the recommendations of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 715

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 22, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 22, 1976 at approximately 3.30 p.m.

PRESENT: Ald. Bowers, Chairman
Ald. Bird
Ald. Cowie
Ald. Kennedy

ABSENT: Ald. Harcourt

CLERK TO THE
COMMITTEE : M. L. Cross

CONSIDERATION AND RECOMMENDATION1. Cassiar/Second Narrows Bridge Left Turn Loop

The Committee considered a report of the City Manager dated June 28, 1976 (copy circulated) in which the City Engineer outlines three possible solutions to alleviate the traffic situation along Cassiar Street between the Second Narrows Bridge and the freeway, and the continuing problem of traffic turning left off Cassiar Street to the local streets between the bridge and Hastings Street:

"(a) Left turn (U-turn) at Wall and Rupert Streets

This solution is not recommended because it would necessitate creation of two intersections because of the design limitations of U-turning a truck. This solution has the further disadvantage of taking the motorist out of his way to make the left turn movement. Such a route is also difficult to sign effectively. This left turn bay, however, would improve access into the PNE and construction of the bay is being discussed with the Department of Highways.

(b) Loop Under the Bridge via Rupert/Skeena Streets

This route is not recommended because of its circuitous nature, steep grade on Skeena approaching Cambridge Street and the inherent difficulties in signing such a route.

Cont'd.....

Report to Council
Standing Committee of Council
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Clause #1 Continued:

(c) Cassiar/Cambridge Loop

This is the recommended solution because it provides the most direct left turn routing, keeping traffic on arterial streets. This solution would have sufficient capacity to handle the demand and is easily signed. There are two alternative types of construction for such a loop - earth fill or structure. Preliminary cost estimates indicate a structure would cost in the order of \$600,000 and an earth fill loop would cost in the order of \$200,000 (both costs include the cost of modifying the existing overpass).

Mr. W. Curtis, City Engineer, advised that the Provincial Government would not be prepared to pay \$600,000 for a structure but have agreed to do the necessary design and pay the capital cost (i.e. approximately \$200,000) of an earth fill loop.

In answer to a question on what amount of traffic would be diverted onto Cambridge if the loop was constructed, Mr. Curtis advised that it would be significant but the traffic on Cassiar would be relieved and it would stop left turns onto local streets that are not as capable as Cambridge of carrying the traffic.

With respect to the effect such a left turn loop would have on the PNE, Mr. D. Town, Assistant Manager, PNE submitted the following information:

- PNE parks approximately one million vehicles/year (825,000 paid) and increases each year.
- Parking has been identified as one of the major problems of the Exhibition.
- Just spent \$100,000.00 grading and graveling N.E. section of grounds.
- Spent \$200,000.00 in '74 to build rain cover so people would utilize North Stadium lot when going to Coliseum events.
- Calculation of lost parking revenue for proposed Cambridge Street loop:
 - . With concrete pillars (loss of 50 spaces) - \$2,750/year
 - . With earthfill plan (loss of 275 spaces) - \$15,000/year
 - . Plus at PNE time we estimate each car generates \$15.00 for us so,
 - 50 spaces X 17 days X 2 uses/day X \$15.00/car = \$25,500/year
 - 275 spaces X 17 days X 2 uses/day X \$15.00/car = \$140,250/year
- Have other loop locations been considered?
 - i.e. Ramps from either the right or left lanes from the bridge leading onto the North side of the overpass.
- If present plan must proceed then we suggest the City and Province should purchase balance of property on West side of Cassiar and give us development permit to enable us to make additional parking space available.

Cont'd.....

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Clause #1 Continued:

A member of the Committee felt that before a decision is made with respect to whether the loop would be constructed on earth fill or a structure, two Committees of the PNE, the Parking Committee and the Planning and Grounds Committee, should be contacted for their views.

The following motion resulted in a tie vote and the Committee forwards it to Council for

CONSIDERATION:

THAT the Cassiar/Cambridge loop be constructed on earth fill.

(Aldermen Bowers and Cowie opposed)

The Committee RECOMMENDED:

- A. THAT the construction of a Cassiar/Cambridge loop be approved in principle with the design and capital cost (up to \$200,000) to be paid for by the B.C. Department of Highways.
 - B. THAT the City Engineer discuss the question of earth fill vs structure with the PNE and work out the details relative to the provision of the required right-of-way.
 - C. THAT the PNE be requested to grant permission to the Department of Highways to carry out the necessary surveys/soil testing etc. at the proposed loop location.
 - D. THAT the City Engineer report back, when appropriate, relative to the right-of-way provision, maintenance responsibilities, etc.
2. Six Month Review of the Central Area Development Control Process

The Committee considered a report of the City Manager dated July 7, 1976 forwarding the following supportive documentation (copy circulated):

- " A memorandum from each of the Director of Social Planning, Director of Planning, City Engineer. (Three members of the Development Permit Board.)
- Submissions from each of the six members of the Advisory Panel plus the alternate member from the Design Panel, together with a subject abstract.
- A memorandum from the Development Permit Staff Committee. This inter-department committee advises both the Director of Planning and the Development Permit Board/Advisory Panel on Development Permit Applications.
- A detailed report from a special inter-department Staff Review Committee on technical aspects of the Central Area process.

Cont'd.....

Report to Council
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Page 4

Clause #2 Continued:

Mr. R. Spaxman, Director of Planning, Chairman of the Development Permit Board, discussed the objectives of the development control process for the Central Area:

1. Provide the public with information on development proposals at an early stage.
2. Give the public opportunity for involvement and contribution at an early stage.
3. The Development Control system to be made more open and more public.
4. Decision making process to be broadened and made more diverse.
5. Improve quality of development particularly human and environmental aspects.
6. Create an efficient, faster processing system both in cost and benefit.
7. To give more certainty to Applicants at the beginning of process.

Mr. Spaxman indicated that the first three objectives have been achieved but the process should be reviewed again in the next twelve months.

There is a difference of opinion with respect to the fourth objective. Some of the members of the Development Permit Board feel other City Officials should be added. Some of the Panel feel this as well but other Panel members feel if the number of Board members is increased, the need for the Panel may be reduced. It was recommended that this issue be reconsidered and included in the review in 12 months.

With respect to the fifth objective, it is recommended that detailed planning guidelines be prepared for the Central Area as soon as possible.

Mr. Spaxman noted that the new processing system is not faster and may not be less expensive (objective 6). The level of applications has increased - public involvement takes longer. The Department is continually trying to initiate changes to improve the timing.

With respect to objective seven, information programmes to assist applicants in understanding the Official Development Plans and guidelines, etc. should aid in carrying this out.

Mr. W. Curtis, City Engineer, a member of the Development Permit Board agreed that the public is more involved with the development process but this means a longer processing time, making two of the objectives incompatible. He stated that the Manager's report was agreed to by all members of the Development Permit Board but does not contain individual concerns. He pointed out to the Committee his concerns as expressed in his summary report dated May 14:

Cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
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Clause #2 Continued:

"Possible Changes to the Process

To correct the problems of inequitable treatment, too much delegation, detrimental effects on other non-delegated City functions and inadequate departmental involvement, Council may wish to consider:

- (a) Appeal to Council on some or all development permit applications. Presently there is no appeal from the Development Permit Board decisions to Council.
- (b) Precise limiting of Development Permit Board authority to the development permit by-law only.
- (c) Greater representation of departments administering by-laws which are not delegated to the Board but which are affected.
- (d) Reduction in the amount of discretion given to the Board; for example, elimination of aesthetic considerations which are also being handled by the Civic Design Panel.
- (e) Shortening and simplifying the process; but this would be at the expense of some preliminary discussion and some public involvement.

The tendency to expand the process, involving greater discretion and the Development Permit Board, to other parts of the City should be resisted until a great deal more experience is gained with the Central Area. In parts of the City other than the Central Area, the disadvantages of the process probably outweigh the advantages. Furthermore, considerable extra staff time and costs as well as delay in processing permits would occur.

Mr. Spaxman noted that the report was from the Board and the Panel and could not emphasize one person's opinion. He also stated that the probability of 'inequitable treatment' was greater under the previous system when development permit matters were 'in-camera'.

In the Manager's report, the Director of Planning put forward the following recommendations:

- 1. That a comprehensive evaluation of the Development Control Process in the Central Area be carried out by the Director of Planning for report to City Council in 12 months; any special staff or consultant needs to be reported to Council separately.
- 2. That the D.P. Board/Panel hold special meetings at appropriate locations on any particular application if considered in the public interest.
- 3. That the Director of Planning arrange for signs to be erected on sites for major development permit applications throughout the City.
- 4. That the Fairview Slopes area be included in the Central Area process system.
- 5. That the initial one-year appointment be extended for a further two years for the Panel members able to continue service, i.e. B. Olson (AIBC representative) and C. Leonoff (from the public at large).
- 6. That the Director of Planning prepare detailed Central Area guidelines as soon as possible with priority for the Downtown District and the West End District.

Cont'd.....

Report to Council
Standing Committee of Council
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Page 6

Clause #2 Continued:

7. That the Director of Planning arrange for the Planning Department, in co-operation with other City departments, to initiate a number of varied information programs and activities to assist the public, the applicants, and the D.P. Board/Panel.

It will be noted that the Director of Planning will be reporting at a later time with recommendations on the duties of certain Planning Department staff in the Central Area process. "

Members of the Committee discussed the development control process at great length , most members agreeing that the matter should be referred back to the City Manager who had submitted the matter for the consideration of the Committee as he did not have sufficient time to thoroughly review the material contained in the supporting reports prior to the meeting.

It was therefore

RECOMMENDED:

- A. THAT the Director of Planning arrange for signs to be erected on sites for major development permit applications throughout the City.
- B. THAT the initial one-year appointment be extended for a further two years for the Panel members able to continue service, i.e. B. Olson (AIBC representative) and C. Leonoff (from the public at large).
- C. THAT recommendations 1,2,4,6 and 7 of the Director of Planning contained in the Manager's report dated July 7, 1976 be referred to the City Manager for further study and report back to the Committee by mid-September.

(Alderman Bowers wished to be recorded as opposed to recommendation C).

The meeting adjourned at approximately 4.35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 715-6

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

July 29, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, July 29, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie

ABSENT: Alderman Rankin (Leave of Absence)

CLERK: J. Thomas

INFORMATION:

1. Ohio Rooms, 245 Powell Street -
Lodging House By-law

At its meeting on June 24, 1976, after considering a complaint from the Downtown Eastside Residents' Association respecting the condition of the Ohio Rooms, 245 Powell Street, the Committee instructed the Medical Health Officer to conduct an inspection of the premises and report back to the Committee. The Committee had for consideration a Manager's Report dated July 14, 1976, in which the Medical Health Officer reported as follows:

"The above premises was fully inspected on June 15, 1976. The following improvements are required in order for it to comply with the City of Vancouver Lodging House By-law #4738:

1. The addition of one more bathing facility.
2. The provision of two compartment sinks in the community kitchens.
3. The provision of refrigeration for all tenants that cook in the premises.
4. At present there is one hand basin and two sinks used for hand washing and dish washing located in the hall-ways. The by-law requires one hand basin for each three sleeping units making a total of 10 hand basins required none of which are to be located in the hall-ways.
5. Rooms 26 and 27 had light cockroach infestations.
6. Maintenance (daily cleaning) fair.

The operator was given a verbal order to eliminate the cockroaches and improve daily maintenance. The owner was contacted by telephone to arrange a meeting on the premises to bring the building into full compliance.

June 21, 1976 re-inspection. Permit delivered expiring November 30, 1976 on the condition that upgrading of the premises is undertaken by the owner. The owner was contacted by telephone and a meeting was set to inspect the premises on June 24, 1976.

June 24, 1976. Meeting with owner on premises to discuss required renovations. The owner agreed to make the necessary renovations but a future meeting was required to discuss priorities and the most practical methods.

June 25, 1976. Re-inspection with supervisor. Maintenance was fair and there was no evidence of a cockroach infestation.

July 5, 1976. The owner was contacted in his office at 130 E. Pender Street, and was given written orders to submit plans for the required renovations.

July 14, 1976. Written orders given to provide by July 23, 1976 the plans for renovation and commencement date for major renovations.

If the owner, Mr. Quon Wong, has not complied with this order by July 23, 1976, it is recommended that the owner Mr. Quon Wong, and the operator Mrs. Tsai Yu Yiang, be required to come before the Standing Committee and give reason why the premises at 245 Powell Street should not be closed and vacated."

Standing Committee of Council
on Housing and Environment
July 29, 1976

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Clause 1 Cont'd

The Committee also considered a letter from the owner, Mr. Quon H. Wong, dated July 27, 1976, (on file in the City Clerk's Office) stating a contract for the plumbing work would be let by August 6, 1976, and a contract had been signed with a pest control company.

Following discussion it was

RESOLVED,

- A. THAT the Medical Health Officer be instructed to submit a status report on the Ohio Rooms, 245 Powell Street, at the next meeting of the Committee.
- B. THAT the Manager's Report dated July 14, 1976, and letter from Mr. Quon H. Wong, dated July 27, 1976, be received.

RECOMMENDATIONS:

- 2. Wicklow Hotel, 1516 Powell Street -
Lodging House By-law

On July 13, 1976, City Council approved a recommendation of the Committee that the Wicklow Hotel, 1516 Powell Street be ordered closed because of non-compliance with the Lodging House By-law. The Committee considered a Manager's Report dated July 27, 1976, (circulated) in which the Fire Chief reported on the status of the subject premises.

Also considered was an oral report by the Director of Environmental Health indicating that the manager and the sixty tenants had moved out of the premises or had been relocated in alternative accommodation. Nine residents remained, two of whom were staying on as temporary caretakers, two required medical attention and specialized care, and the remainder were fully employed people who did not require relocation aid. The two people requiring special medical assistance were receiving help from the staff of the Health Department. Mr. Morgan advised the premises would be vacant within a few days.

The Co-Operators, Mr. J. Reardon and Mrs. M.T. Tichelman, addressed the Committee and stated they felt the relocation of tenants had gone very smoothly. They requested permission to retain two former tenants as caretakers to assist in the task of cleaning up the premises preparatory to embarking on a renovation program. They expected a final resolution of the ownership problem after a court hearing scheduled for August 13, 1976.

The retention of the two caretakers was approved and at the suggestion of the Committee the Co-operators agreed to discuss the proposed alternatives with the Director of Environmental Health and the Director of Permits and Licenses.

Mr. B. Eriksen, President of the Downtown Eastside Residents' Association, spoke in support of D.E.R.A.'s letter dated July 20, 1976, (on file in the City Clerk's Office) requesting an extension of the August 1, 1976, deadline for closure of the Wicklow Hotel and expressing concern that the hotel's closure would reduce the stock of low rental accommodation in the downtown area. D.E.R.A. urged the premises be upgraded under the Standards of Maintenance By-law. Ms. G.M.R. Gordon, Red Door Rental Aid Society, expressed concern that her organization, which was funded by the City, had not been called upon by City officials to assist in the relocation of tenants of the Wicklow Hotel until a late stage at which time she had been approached by a "frantic social worker". Both Ms. Gordon and Dr. D. Holt of the City Health Department advocated improved communication between City departments in any future tenant relocation arrangements.

Mr. D. Purdy, Assistant Director of Social Planning, stated his Department had been involved in the relocation of tenants under

Cont'd . . .

Clause 2 Cont'd

an instruction of Council specifically relating to tenants displaced by strata title conversions. The situation involving the Wicklow Hotel tenants had been investigated by Social Planning staff and assistance had been extended.

Following further discussion it was

RECOMMENDED,

- A. THAT the Closure Order issued against the Wicklow Hotel be enforced and the Medical Health Officer and Director of Permits and Licenses be instructed to report back to the next meeting of the Committee on the outcome of their meeting with the Co-Operators of the premises to discuss renovations required to upgrade the premises.
- B. THAT the Department of Social Planning be the co-ordinating agency in any future projects involving the relocation of tenants by City departments.
- C. THAT the Manager's Report dated July 27, 1976, be received.

3. Royal Rooms, 237 Main Street -
Standards of Maintenance By-law

Council on March 9, 1976, when considering a report of the Committee dated February 26, 1976, approved the issuance of an Order requiring the owner of the Royal Rooms to renovate his premises within sixty days under the provisions of the Standards of Maintenance By-law and also authorized the issuance of a sixty-day operating permit to the operator of the premises.

Before the Committee for consideration was a Manager's Report dated July 20, 1976, (circulated) in which the Medical Health Officer submitted a status report on the subject premises.

The Director of Environmental Health advised hot water was now being supplied at the required 135°F level and the only item outstanding was a repair to water-damaged walls and ceilings. The owner had supplied the name of a contractor who was to carry out repairs, but at the latest date of inspection work had not been commenced. The interim operating permit expiring August 31, 1976, had been issued to the operator, Mr. Kwok Ton Quon.

The owner, Mr. Sai Hong Dong, addressed the Committee through his daughter who acted as his interpreter, and advised he had instructed the contractor to undertake repairs, but the man had not turned up to do the work.

Mr. Dong was advised to supply Mr. Morgan with the name, address, and telephone number of the contractor he had hired. The Committee also considered a letter dated June 23, 1976, (on file in the City Clerk's Office) from Mr. George Angelomatis, Barrister and Solicitor, on behalf of Mr. Dong.

Following further discussion it was

RECOMMENDED,

- A. THAT the Medical Health Officer be instructed to continue surveillance of the Royal Rooms and report back to the Committee on the status of the premises on August 26, 1976.
- B. THAT the interim operating permit issued in respect of the Royal Rooms be not renewed beyond the present expiry date of August 31, 1976, if the premises are still under contravention of the Standards of Maintenance By-law.

Standing Committee of Council
on Housing and Environment

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INFORMATION:

4. Phasing Out of Cecil Rhodes School -
14th Avenue at Oak Street

The Committee had for consideration letters dated July 26, and July 5, 1976, (circulated) in which a parents' group from Cecil Rhodes School referred to a School Board proposal to phase out the school because of falling enrollment. The group requested the Committee give consideration to pursuing the following program in order to increase the school enrollment in the area and thereby avoiding the necessity for eventual closure:

- encourage good quality government assisted family housing projects in the area;
- use senior government money to buy existing housing in the area and rent to families with children;
- investigate ways of encouraging landlords in apartment buildings to take children, especially on the ground floor. If an amendment to the City Charter is required for this, then seek it;
- the City work with Vancouver General Hospital officials to have hospital-owned houses in the 700 and 800 Blocks West 13th Avenue and the 800 Block West 14th Avenue leased or rented to families with children as they become vacant.

Two parents, Jean Wagner and Jean Swanson, appeared before the Committee on behalf of the group and submitted the problem of declining elementary school enrollment was symptomatic of a much larger problem in the City and unless stable neighbourhoods with a good balance of families with children were encouraged by active planning on the part of City Council, whole areas would become enclaves for singles and childless couples and the schools would be vacated.

Dr. K. Mirhady, Chairman of the Vancouver School Board, who was accompanied by Dr. Wormsbecker, Deputy Superintendent, Mr. J.E. Robertson, Head of Business Administration, and Mr. Bob Yates, Planning Assistant, advised present enrollment at Cecil Rhodes School totalled 84 children and it was proposed to phase the school out over the next three to four years to enable the students already enrolled to complete their elementary education as long as there were sufficient numbers to carry on. No further enrollment would be made. In response to questions Dr. Mirhady stated the situation could be reconsidered if City Council took steps to encourage more family housing in the area and children started to move back to the neighbourhood. Dr. Mirhady felt it would be practical for City and School Board planners to jointly discuss population trends in the City and endeavour to identify areas where changes in either growth or decline of school-age population could be anticipated.

Alderman Boyce agreed to act as liaison between School Board and the Committee in any future discussions on this aspect.

Following discussion it was

RESOLVED,

- A. THAT the Director of Planning be instructed to meet with School Board officials, representatives of senior levels of government, and C.M.H.C. for joint discussions on population trends and probable affect on the decline or growth of school enrollments in all areas of the City and report back to the Committee in September/October.
- B. THAT the Director of Planning be instructed to consider and report back to the Committee on:
 - 1) methods whereby government assisted family housing projects can be encouraged in the area surrounding Cecil Rhodes School;

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Clause 4 Cont'd

- 2) the possibility of using senior government funds to purchase existing housing in the area for rent to families with children;
- 3) investigate methods whereby landlords of apartment buildings can be encouraged to rent to families with children, particularly ground-floor accommodation.

FURTHER THAT the Director of Planning initiate discussions with Vancouver General Hospital to discuss the lease or rental of Vancouver General Hospital residential property in the 700 and 800 Blocks West 13th Avenue, and 800 Block West 14th Avenue to families with children, as they become vacant.

5. 951 East 8th Avenue - Anavets Senior Citizens Housing Project

On June 24, 1976, after hearing a presentation from Mr. T.E. Fontaine, Secretary, Army, Navy, and Air Force Veterans in Canada, expressing concern that proposed rezoning could adversely affect the organization's senior citizen housing project in the 900 Block East 8th Avenue, the Committee instructed the Director of Planning to submit a status report at the July 29, 1976, meeting.

In a Manager's Report dated July 20, 1976, (circulated) the Director of Planning reported the Urban Design Panel had recommended the renewal application for the Anavets Project be approved, and the N.I.P. Committee for the area had approved the development proposal by general consensus although there had been some opposition expressed regarding the construction of a high-rise building in the area. The Director of Planning made reference to the fact the project was one of eleven housing projects selected by the Provincial Government to receive provincial assistance on a first priority basis. Because of the history of the development and because there was a funding commitment from senior levels of government approval had been given for a renewal of the period of validity of the Development Permit until December 31, 1976.

It was

RESOLVED,

THAT the Manager's Report dated July 20, 1976, be received for information.

6. C.M.H.C. Grants and Mortgage Loans to Non-Profit Societies

The Committee had for consideration a Manager's Report dated June 21, 1976, (circulated) in which the Director of Finance commented on points raised by Mr. P.R.U. Stratton, B.C. Housing Foundation, in a letter dated June 8, 1976, requesting City intervention in securing C.M.H.C. funds to purchase and rehabilitate older properties in the downtown eastside.

The Director of Finance in his report advised Mr. Stratton's proposal had some merit but should be investigated further on an individual project basis.

It was

RESOLVED,

THAT the Manager's Report dated June 21, 1976, be received for information.

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7. 420 East Hastings Street -
Compliance With Standards of Maintenance By-law

On June 3, 1976, after considering a number of vacant properties in the downtown eastside, the Committee recommended an Order be issued to the owner of 420 East Hastings Street requiring him to renovate his premises within sixty days under the provisions of the Standards of Maintenance By-law. On June 15, 1976, Council endorsed the recommendation and instructed the Director of Legal Services to prepare the necessary resolution.

In a Manager's Report dated July 13, 1976, (circulated) considered by the Committee this day, the Director of Permits and Licenses stated in part:

"The detailed inspections necessary to provide the information for the Director of Legal Services showed that a further amount of vandalism had occurred in the building and that the cost of carrying out the necessary repairs might be excessive and is now estimated to be approximately \$100,000.

In view of this information the Chairman of the Standing Committee of Council on Housing and Environment requested that the matter be referred back to his Committee for further consideration."

Following discussion, it was

RESOLVED,

THAT the Director of Permits and Licenses be instructed to report back to the next meeting of the Committee on alternative proposals for proceeding with a test case for non-compliance under the Standards of Maintenance By-law.

8. 1799 Cedar Crescent -
Standards of Maintenance By-law

On June 24, 1976, after hearing a delegation from D.E.R.A., complaining about the condition of a basement suite at 1799 Cedar Crescent, the Committee recommended the Director of Permits and Licenses be instructed to carry out the necessary enforcement procedures in respect of the subject premises and report back to the Committee.

The Director of Permits and Licenses addressed the Committee and advised an Order had been issued in respect of exterior conditions however, his staff had not been successful in gaining entrance to inspect the interior of the premises. Dr. Bryson produced a number of letters from tenants and former tenants of 1799 Cedar Crescent (on file in the City Clerk's Office) stating they were satisfied with their accommodation and referring to sickness in the owner's family which prevented her from communicating with the City at this time. Dr. Bryson referred to one letter from a 92 year old tenant who had resided at the address for many years.

It was

RESOLVED,

THAT the Director of Permits and Licenses be instructed to continue his efforts to communicate with the owner of 1799 Cedar Crescent and report back to the August 26, 1976, meeting of the Committee.

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on Housing and Environment
July 29, 1976 7

9. Charges for Garbage Collection from Strata Title Properties -
Strata Plan Owners' Association of B.C.

The Committee had for consideration a brief dated July 29, 1976, (on file in the City Clerk's Office) presented by Strata Plan Owners' Association of B.C., concerning charges for garbage collection from Strata Title properties and claiming the new policy introduced by the City on January 1, 1976, providing for reduced pick-up charges from condominium/strata title dwellings, using a formula recommended by the City Engineer, was discriminatory and unjustified.

Mr. Gerry Fanaken, President of Strata Plan Owners' Association, spoke to the brief.

Mr. R.C. Boyes, Deputy City Engineer, advised any change in the system of garbage pick-up from condominium and strata title properties would involve a policy decision by Council, and following discussion it was

RESOLVED,

- A. THAT the City Engineer be instructed to consider the brief submitted by Strata Plan Owners' Association and report back to the Committee.
- B. THAT the subject brief be received for information.

10. 1168 East Hastings Street -
Standards of Maintenance By-law

The Committee on June 24, 1976, when considering a report from the Director of Permits and Licenses concerning 1168 East Hastings Street recommended the premises be posted with a sixty-day notice requiring the owners to bring the premises up to standard under the provisions of the Standards of Maintenance By-law. Council approved the recommendation on July 13, 1976.

The Director of Permits and Licenses in a verbal status report advised the Committee legal proceedings had been initiated.

It was

RESOLVED,

- A. THAT the Director of Permits and Licenses be instructed to report back to the August 26, 1976, meeting of the Committee on the status of 1168 East Hastings Street.
- B. THAT the verbal report of the Director of Permits and Licenses be received for information.

RECOMMENDATION:

11. Five-Year Plan -
Housing Component

City Council at its meeting on July 27, 1976, when considering the Five-Year Plan, referred the detailed breakdown of the \$5 million housing component to the Committee for consideration.

During discussion the Committee felt it should be clearly spelled out to the electorate the \$5 million was for land acquisition and not for house building.

Standing Committee of Council
on Housing and Environment

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Clause 11 Cont'd

It was

RECOMMENDED,

THAT Council approve the following breakdown of the
\$5 million for housing in the 1977-81 Five-Year Plan:

- (i) Revolving housing fund - \$3 million
- (ii) Potential subsidy fund - \$2 million

FURTHER THAT the guidelines for eligibility for the
\$2 million subsidy fund be housing for senior citizens,
housing for low income families as defined by Federal/
Provincial guidelines, housing for the handicapped and
housing for other special needs, e.g. low income single
persons.

The meeting adjourned at approximately 3:25 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 716-717
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REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

July 29, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, July 29, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Boyce
Alderman Kennedy
Alderman Marzari (Clauses 2-4)
Alderman Sweeney

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. "City of Vancouver" Book

The Committee had before it for consideration a Manager's report dated July 13, 1976 and a memorandum dated July 12, 1976 from the City Legal Department (copies circulated) on additional costs incurred by J.J. Douglas Ltd, publishers of the "City of Vancouver" book.

A representative of the Social Planning Department and Mr. Douglas appeared before the Committee on this matter.

The representative of the Social Planning Department reviewed the comments of the Acting Director of Social Planning contained in the Manager's report dated July 13, 1976, noting that the \$7 dollars cost per copy for the 5,000 books ordered by the City has increased to \$8.85 with the result that it appears the publisher is subsidizing the City by \$8,400. For this reason the Acting Director of Social Planning recommended the City pay half the amount of the extra cost.

Mr. Douglas explained to the Committee that his company was asked to produce a high quality art book, that the \$7 dollars per issue cost was based on estimates prepared over a year ago and that in the interim publishing costs increased substantially.

During discussion it was noted by the Committee that it remains unknown how many copies of this book will be sold in the future; that therefore it is unknown whether the publisher will lose money.

It was noted that the City Legal Department, in the memorandum of July 12, 1976, advised that the City is legally liable to pay the increased cost. Following further discussion it was

RECOMMENDED

THAT subject to verification that costs, not including internal overhead, exceeded estimates by \$1.85 per book, a sum equal to one-half the amount of overrun on 5,000 copies of the "City of Vancouver" book (estimated \$4,200) be paid by the City to J.J. Douglas Ltd.

Cont'd . . .

Standing Committee of Council 2
on Finance and Administration
July 29, 1976

INFORMATION

2. Real Property Taxation for Senior Citizens' Housing

The Committee had before it for consideration a Manager's report dated July 15, 1976 (copy circulated) in which the Director of Finance outlined current City policy on the taxation of senior citizens' housing projects; explained how current senior government subsidies affect this position and proposed that the City seek Charter Amendments to allow the taxation of all senior citizens' housing projects.

Provision could be made for a hardship appeal to Council by senior citizens' housing operators whose operating costs would be increased by taxation to the extent of requiring substantial rental increases.

The Director of Finance and other members of his Department spoke to the Committee on this matter, and it was noted on Page 3 of the Manager's report that the current situation means that the City is subsidizing senior citizens' housing by \$550,000 when senior governments can provide that subsidy if the project requires it.

There was a considerable amount of discussion on this report during which the Committee noted the proposals contained in the report might have an adverse effect on senior citizens' housing projects built 20-30 years ago, as such buildings have low rental rates and may not qualify for subsidies. The observation was made that the City, in endeavouring to collect taxes, could end up penalizing senior citizens by causing increased rents.

The Committee conceded it could see the rationale behind the intent of the report but noted there are some unknown factors involved, particularly the impact on older senior citizens' housing projects. The Committee felt it should have additional information on what impact the proposals contained in the report would have on such buildings. It was also suggested that the Standing Committee on Housing may have some comments on the proposals contained in the report, and following consideration it was

RESOLVED

THAT the Manager's report dated July 15, 1976 on Property Taxation of Senior Citizens' Housing be referred back to the Director of Finance with the request that he provide additional information as to the impact of the proposals contained in his report on senior citizens' housing projects built 10-30 years ago.

RECOMMENDATION

3. Development Permit Fees

The Committee had before it for consideration two Manager's reports dated July 14, 1976 and July 9, 1976 (copies circulated), the former containing a report from the Director of Finance and the latter containing a report from the Director of Planning.

Standing Committee of Council 3
on Finance and Administration
July 29, 1976

Clause #3 continued:

It was noted during discussion that the only area in which the two Department Heads disagree is in the additional costs involved in processing development permit applications for the Central Area, with the Director of Finance estimating this cost to be \$114,770 and the Director of Planning suggesting the cost to be \$72,600.

It was noted during discussion that the Director of Planning concurs with the July 14, 1976 report with the exception of Recommendation C. of the Director of Finance pertaining to a surcharge for development permit applications in the Central Area.

Both the Director of Finance and the Director of Planning spoke to the Committee on this matter, explaining that they had worked together carefully on this matter but could not agree on the costs of development permits in the Central Area.

The Director of Planning pointed out that the Development Permit Board is still under review and that therefore an accurate figure as to development permit processing costs in the Central Area remains unknown at this time. However, it was pointed out that once this Board has been in operation for a year, a more accurate figure could be provided.

During discussion the Committee queried what relation the proposal to increase development permit fees has to the Federal Wage and Price Guidelines and was told by the Director of Finance that the City is merely endeavouring to recover its costs, not to make a profit, and is therefore not subject to the Federal Wage and Price Guidelines.

On the matter of the disparity between the cost estimates of \$114,770 provided by the Director of Finance and the \$72,600 suggested by the Director of Planning, staff replied this is because of a difference of opinion on what to include in calculating Central Area development permit costs. Following further discussion it was

RECOMMENDED

- A. THAT Council adopt the level of fees as shown in Appendix 2 of the City Manager's report dated July 14, 1976 to effect a 100% recovery of development permit costs;
- B. THAT Council maintain a 50% fee for preliminary development permit applications, with a minimum of \$50 and a maximum of \$150;
- C. THAT the proposal to apply a 25% surcharge to development permit applications in the Central Area be deferred for re-consideration within one year when the new development permit process has been in operation for sufficient time to permit an accurate assessment of costs;
- D. THAT changes to development permit fees be effective from the date of passing the amending By-law by Council;
- E. THAT there be an additional charge of 10% of the original application fee for each amendment initiated by an applicant to his original application;
- F. THAT the Director of Legal Services be instructed to make the necessary amendments to the Zoning and Development Fee By-law.

Cont'd . . .

4. Policy Regarding Renewal of Grant Applications

Vancouver City Council at its meeting on June 15, 1976 referred the following resolution of the Community Services Committee to the Finance and Administration Committee for consideration:

"THAT the matter of Council establishing a policy respecting resubmission of a grant request by an organization whose grant application had been refused by City Council in the same year be forwarded to Council for consideration."

The Acting Director of Social Planning appeared before the Committee on this matter and pointed out that in his six or seven years of processing grant applications, the Department for the first time this year encountered a situation where a grant applicant who did not receive a grant and whose appeal was turned down, reapplied in the same year for the same amount.

The Acting Director of Social Planning pointed out that this reapplication posed a dilemma to his Department as such a situation had not previously been encountered and that no City policy exists respecting the resubmission of a grant request by an organization in the same year when it has been give due process and refused by City Council.

The Acting Director of Social Planning urged the Committee to recommend that Council adopt a policy on this matter and, following consideration it was

RECOMMENDED

THAT Council adopt a policy with respect to grant applications that if an organization's application for a grant to conduct a particular program or service is turned down by Council, the organization may not reapply for the same grant in the same calendar year.

INFORMATION

5. Penalty for Late Payment of Taxes

A member of the Committee raised the matter of penalties for late payment of taxes, stating he had received a number of complaints that persons who had missed the deadline by a day or two had to pay the full penalty of 4%, the same as a taxpayer who may have missed the deadline by a month or more. The member suggested the penalty should be adjusted to 1% per month (i.e. the longer the payment is delayed, the heavier the penalty).

The Director of Finance responded that the City has had a rigid policy on this matter for many years; however, following brief discussion it was

RESOLVED

THAT the Director of Finance be requested to prepare a report to the Standing Committee on Finance and Administration on the matter of penalties for late payment of taxes.

The meeting adjourned at approximately 2:45 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 29, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 29, 1976 at approximately 3.30 p.m.

PRESENT: Ald. Bowers, Chairman
Ald. Bird
Ald. Cowie
Ald. Harcourt
Ald. Kennedy

CLERK TO THE
COMMITTEE: M. L. Cross

INFORMATION

1. Development Permit Application #74641
Temporary Structure - 1601 West Georgia Street

The Committee considered an information report of the City Manager dated July 22, 1976 (on file in the City Clerk's office) in which the Director of Planning advises that a development permit application is being processed for the erection of a 42' x 100' temporary 11' open-sided structure on the Bayshore Inn parking lot for the period September 11-19, 1976 (Boat Show).

RESOLVED

THAT the report of the City Manager dated June 22, 1976 be received.

2. Development Permit Application #74688 -
2199 Commissioner Street - Norpac Fisheries

The Committee considered an information report of the City Manager dated July 22, 1976 (on file in the City Clerk's office) in which the Director of Planning advises an application is being processed for the erection of a 140' x 150' three storey building to be used for fish packing and processing. Mr. T. Nonay of the Planning Department advised that a previous development permit application indicated provision of a viewing platform. This has not as yet been provided but the drawings supplied with the current application show that the viewing platform will be provided.

RESOLVED

THAT the report of the City Manager dated July 22, 1976 be received.

Cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
July 29, 1976

Page 2

RECOMMENDATION

3. Proposed Office Development - 8th Avenue and Quebec Street

The Committee had before it, correspondence from Mr. M. Weller of Paul Smith Associates, Architects (copy circulated) in which it is noted that a development permit application for an office building at the above location was refused as "it is considered an unsuitable use in M-1 zone, having regard to the existence of ample commercially zoned property in the City in which to locate offices."

Mr. T. Droettboom, Overall Planning Division, advised that the decision of the Director of Planning in this case was particularly difficult. The Department is working towards obtaining a consistent policy on offices in M-1 Industrial Districts based on the GVRD policy of decentralization of offices. The offices that are now being allowed should show a need for the location or be necessary to the industries in the area. It was the opinion of the Director of Planning that an architectural office did not fit either of these criteria.

Mr. M. Weller with the aid of a model, described the proposed office development to the Committee. Due to the fact that most of the other buildings in the surrounding area contain offices, and the fact that this proposed development is at the extreme corner of an M-1 zone, Mr. Weller asked that a further look be taken at the decision of the Director of Planning.

Mr. Droettboom pointed out that if this site is approved for an office, it becomes difficult not to approve other sites for offices as well in any of the M-1 zones.

Mr. Youngberg, Assistant Director, Area Planning, noted that this development is for a conditional use in an M-1 District. The Director of Planning examined the application and refused same. The applicant could have filed an appeal with the Board of Variance within 15 days of the refusal but he did not do so. With special permission of the Board, he could still appeal the decision of the Director of Planning.

Some of the Committee members felt that this should be reconsidered.

RECOMMENDED

THAT the Director of Planning be asked to reconsider his decision on this particular development permit application on the basis of the site being surrounded by existing offices that do not appear to be related to industrial uses.

(Aldermen Bowers and Harcourt wished to be recorded as opposed).

Cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
July 29, 1976

Page 3

4. Boundaries of Park Reserve in Block 43, D.L. 139
E/S Camosun Street - 20th and 21st Avenues

The Committee had before it the following information
(copy circulated):

- (a) City Manager's report dated March 19, 1976
- (b) Extract from Part Report of the Standing Committee on Planning and Development dated April 8, 1976 and Council's action of April 27th, 1976
- (c) Letter dated May 18, 1976 from the Board of Parks and Recreation
- (d) Letter dated July 6, 1976 from Mr. R.P. Murdoch, University Endowment Lands, Administration Office.

Park Board Commissioners E. Atkinson, W. Gibson and B. Keefer were present for the discussion.

The Chairman noted that Council on April 27, 1976 approved the sale of 19 lots (Appendix C of the Manager's report dated March 19, 1976). The Parks Board have requested that only seven lots be sold (Park Board letter dated May 18, 1976) and consideration of the final boundaries of the park reserve be deferred pending a decision by the GVRD and Provincial Government on the whole area.

Mr. R. Youngberg, Assistant Director, Area Planning, advised that the two lots (Lots 15 & 16) on the south side of 20th Avenue that the Park Board have suggested for sale have a sewer easement running through them. The approved scheme, while showing two lots for sale, is three existing lots (Lots 15, 16 & 17).

Members of the Committee felt that the northerly eight lots indicated on Appendix C of the Manager's report dated March 19, 1976 should be marketed.

With respect to the letter from Mr. R. Murdoch, the Committee felt that he should be advised that a decision on whether any part of the land is to be included in the proposed ecological reserve, would be left to the Parks Board.

RECOMMENDED

- A. THAT the northerly eight lots indicated on Appendix C of the report of the City Manager dated March 19, 1976 be marketed and the sale of the remaining eleven lots approved for sale by Council on April 27, 1976 be deferred until a decision on the whole park area has been arrived at.
- B. THAT Mr. R. Murdoch be advised that a decision on whether any part of the land is to be included in the proposed ecological reserve, would be left to the Parks Board.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 123

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STREET NAMING COMMITTEE

On March 15, 1976, the Street Naming Committee, consisting of representatives of the Planning Department, Department of Permits and Licenses, City Engineer and City Clerk, considered plans indicating dedicated roads in various areas of the City - Langara, Musqueam, east end of False Creek and Phase 1, Area 6 False Creek. A decision on the roads in Musqueam and Area 6 False Creek was left to the meeting of the Committee held on July 26, 1976.

After consideration, the Committee recommended the following names for the dedicated roads:

(a) Langara

- dedicated road from 49th Avenue to provide access to the Langara Golf Course to be known as Alberta Street (see attached Plan marginally numbered LF7781)

(b) Musqueam

- dedicated road between existing Staulo Crescent and 51st Avenue to be known as Staulo Crescent (see attached Plan marginally numbered LF7356)

(c) East end of False Creek

- dedicated road west of Main Street to be known as Terminal Avenue (see attached Plan marginally numbered LF6373)

(d) False Creek - Phase 1 Area 6

Proposed names for this area were submitted by the False Creek Development Group in reports to the Committee dated March 12 and July 16, 1976 (copies circulated).

- dedicated roads north of 6th Avenue to be known as:

Alder Crossing
Lamey's Mill Road
The Castings
Foundry Quay
Ironwork Passage
Forge Walk
Scantlings
Sitka Square
School Green
Charleson
Greenchain
Sawyer's Lane
Sawcut
Millbank
Ferryrow
Millyard
Leg-In-Boot Square
Bucketwheel
Stamp's Landing
Markethill
Moberley Road

(see attached Plan marginally numbered LF7386)

RECOMMENDED:

THAT the above street names be approved and the Director of Legal Services be instructed to prepare the appropriate amending by-law to By-law No. 4054 being the Street Naming By-law.